The Hoe Neighbourhood Plan
2026 – 2034

Referendum Version

23 September 2026



Revision History

First Draft for Hoe Neighbourhood Forum review: September 2021

Second Draft for Plymouth City Council review: June 2023

Pre-Submission Draft for Regulation 14 consultation: 15 November 2024
(Corrections to iconic views numbering on p34: 29 November 2024)

Version for Regulation 15 review and Regulation 16 consultation: 9 January 2026

Version for Public Referendum: 23 September 2026

Foreword

On behalf of the Hoe Neighbourhood Forum, welcome to our Hoe Neighbourhood Plan.

This plan looks ahead to the future of the Hoe with the aim of ensuring it continues to be a thriving urban village in the heart of the city of Plymouth – a great place to live, work, visit and play. This is a special location with a wide range of natural and built heritage, and it deserves our guardianship.

Through the Localism Act 2011, neighbourhood forums were granted more influence over proposed planning schemes in their area as Statutory Consultees and were given the opportunity to write their own neighbourhood plans. Our plan sets out a vision for the area, which reflects the views of residents, businesses and other stakeholders and has evolved through the collaborative efforts of a team of dedicated locals over several years.

The Hoe Neighbourhood Forum, a politically neutral community group, was formed in 2017 by residents and supported by local councillors and is formally recognised by the Local Authority, Plymouth City Council. We came together to enable our neighbourhood to have a greater say in planning decisions that affect our local area and to shape our shared vision for the future.

The Plan sets out policies on key themes such as heritage and design, blue and green spaces, pedestrians and transport, housing, and local infrastructure. It builds on current and planned activity, as set out in the *Plymouth and South West Devon Joint Local Plan* and aims to make it more relevant to our immediate neighbourhood. It will be valid until 2034.

It also encompasses what the Forum and its partners want to work towards achieving together through a series of community aspirations and actions. These seek to further improve aspects of life on the Hoe at the same time as doing all we can to protect our unique waterfront environment, local green spaces, and historically significant architecture and street scenes.

The Forum is committed to developing and building on relationships with its partners over the long term to deliver the Hoe Neighbourhood Development Plan and we would like to thank all those who have contributed to its development.

Penny Tarrant
Chair, Hoe Neighbourhood Forum



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1. Introduction

1.1 This document is the Hoe Neighbourhood Plan ("the Plan"). It sets out planning and land-use policy for the Hoe Neighbourhood Area over the period 2026 to 2034 and has been written to form part of the adopted development plan for Plymouth (*Plymouth and South West Devon Joint Local Plan 2014-2034*).

1.2 The Hoe Neighbourhood Plan sets out a range of non-strategic policies that will guide planning decisions made by the local planning authority in respect of the designated neighbourhood area for the Hoe Neighbourhood Forum (termed the "Hoe Neighbourhood Area" throughout this document).

1.3 The Hoe Neighbourhood Plan makes use of powers that were brought about by the Localism Act 2011 and its subsequent regulations. They name designated neighbourhood forums as "qualifying bodies" that may produce a Neighbourhood Development Plan for their area. The intention is to ensure that Hoe residents have a greater say than they otherwise would have in the way that the area grows and changes. There is a desire to see development that reflects the needs of local people and brings benefit to the Hoe and to Plymouth.

1.4 Plymouth City Council, as the local planning authority, designated the Hoe Neighbourhood Forum as an appropriate qualifying body required under Regulation 11 of the Neighbourhood Planning (General) Regulations 2012 on 10 July 2017 and redesignated the Forum on 14 July 2022. The Hoe Neighbourhood Area covers the area designated by Plymouth City Council on 10 July 2017. Details of the application and its approval are available on the council's website. The Hoe Neighbourhood Area is shown on the map in Figure 1.

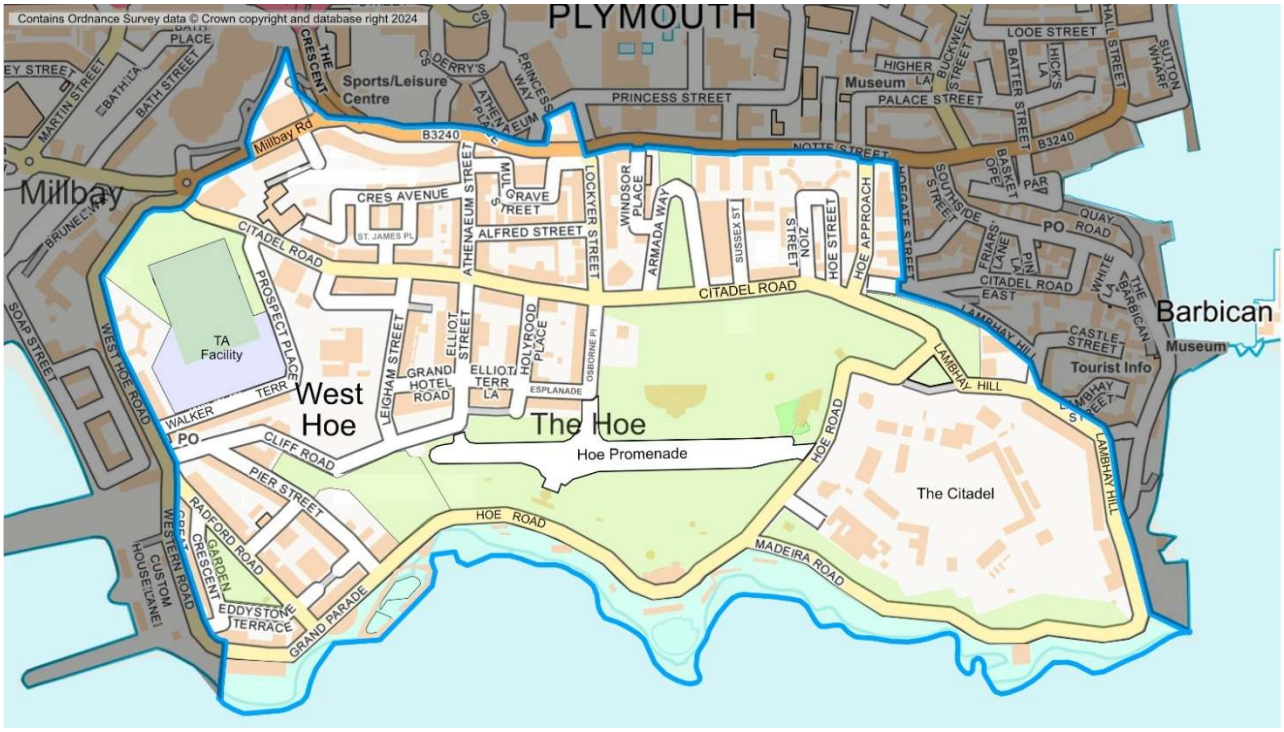

Figure 1: The Hoe Neighbourhood Area

1.5 The Hoe Neighbourhood Plan has been prepared in accordance with the *Town and Country Planning Act 1990*, the *Planning and Compulsory Purchase Act 2004*, the *Localism Act 2011*, and *The Neighbourhood Planning (General) Regulations 2012* (as amended). The Hoe Neighbourhood Forum, as the qualifying body, set up a Neighbourhood Plan Steering Group comprised of local volunteers from the community to lead on the preparation of the Plan. In consultation with the community, local businesses and others, the Steering Group has established a vision and framework for the future of the Hoe Neighbourhood Area and set out how that vision will be realised through planning land use and development change over the period 2026 to 2034. This period was selected so that it aligns with the period of the *Plymouth and South West Devon Joint Local Plan 2014-2034*.

1.6 The Hoe Neighbourhood Plan policies are written to form part of the development plan for Plymouth and must be considered by any interested parties wishing to submit planning applications for development within the Hoe Neighbourhood Area. The policies also set out how land should be considered (in planning terms) locally and are a material planning consideration in the determination of applications, alongside the policies of the *Plymouth and South West Devon Joint Local Plan*.

1.7 The process of producing the Hoe Neighbourhood Plan has sought to involve the local community as widely as possible, and the different topic areas reflect matters of considerable importance to local people. The Plan therefore takes heed of local people's views, detailed in the Consultation Statement. The Hoe Neighbourhood Forum also examined existing policies in the *Plymouth and South West Devon Joint Local Plan,* the *National Planning Policy Framework* (which provides the framework for how the government sees the planning system in England working in practice with primary and secondary legislation), and National Planning Practice Guidance (which provides detailed policy guidance).

1.8 An Independent Examiner appointed by Plymouth City Council assessed the final draft of the Hoe Neighbourhood Plan for its compliance with relevant legislation and regulations. The *Independent Examiner's Report* required several modifications to the Plan's policies to make them more concise and bring them into line with the Basic Conditions applicable to neighbourhood development plans. Both the PCC Planning Department and the Hoe Neighbourhood Forum accepted the Examiner's recommendations. The Examiner recommended that, subject to the recommended modifications, the Hoe Neighbourhood Plan proceed to Referendum. This version of the Plan incorporates those modifications.

1.9 The remainder of this document:

- Provides information about the planning context
- Gives an overview of the Hoe area
- Outlines the Plan's vision and objectives
- Sets out each of the Plan policies and related aspirations and actions
- Identifies local community projects that are not met through planning policy
- Comments on future monitoring and implementation of the Plan

1.10 Within Section 5: Hoe Neighbourhood Plan Policies, there is a summary of what each policy seeks to achieve and a justification that provides the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in highlighted boxes. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the Hoe Neighbourhood Plan. Links to the relevant evidence documents are provided for each policy.

1.11 This Plan is supported by the documents in the Evidence Base for the Hoe Neighbourhood Plan.

1.12 Plymouth City Council has screened the Hoe Neighbourhood Plan to ascertain whether a Strategic Environmental Assessment is required. Their screening opinion was subject to consultation with Historic England, Natural England, and the Environment Agency. The *SEA/HRA Opinion* (published in July 2023) concluded that the Hoe Neighbourhood Plan is unlikely to result in significant environmental effects and does not require a Strategic Environmental Assessment. In parallel, the screening opinion determined that the 'appropriate assessment' stage of the Habitats Regulations Assessment process, which ascertains the effect on the integrity of the European Site, does not need to be undertaken. This conclusion was sent to Natural England for consideration, who agreed with this finding. Therefore, a Habitats Regulation Assessment is not required.

2. The Planning Policy Context

2.1 National Planning Policy

The Hoe Neighbourhood Plan has been prepared with reference to the *National Planning Policy Framework* (December 2024). Paragraphs 30 and 31 state:

"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."

2.2 Local Planning Policy

2.2.1 Neighbourhood Development Plans are required to be in general conformity with the strategic policies of the Local Planning Authority's Local Plan (Development Plan). The Local Planning Authority for the Hoe Neighbourhood Plan is Plymouth City Council. The Plan has been developed to be in conformity with the *Plymouth and South West Devon Joint Local Plan 2014-2034*, and the plan period has been set to align with that of the *Plymouth and South West Devon Joint Local Plan*.

2.2.2 The *Plymouth and South West Devon Joint Local Plan* envisions Plymouth and South West Devon in 2034 as a highly successful sub-region (p 11). The vision for the city of Plymouth is to "be one of Europe's most vibrant waterfront cities, where an outstanding quality of life is enjoyed by everyone and where the following outcomes have been met:

- Plymouth's strategic role is fulfilled as a regional city and a major economic driver for the heart of the south west.
- Plymouth as a healthy city, where our people live in happy, healthy, safe and aspiring communities.
- Plymouth as a growing city, where we have used our economic, social, environmental and cultural strengths to deliver quality and sustainable growth.
- Plymouth as an international city, renowned as the UK's premier marine city and famous for its waterfront, maritime heritage and culture."

2.2.3 The *Plymouth and South West Devon Joint Local Plan* sets out strategic priorities for Plymouth and South West Devon up to 2034, including two specific policies for sites within the Hoe Neighbourhood Area – PLY27 and PLY28. The Hoe Neighbourhood Plan takes the *Plymouth and South West Devon Joint Local Plan* strategic priorities, builds on and refines them for specific use in the context of the Hoe area.

2.2.4 The Hoe Neighbourhood Plan has been prepared in accordance with all relevant primary and secondary legislation – principally Schedule 4B of the *Town and Country Planning Act 1990*, as amended by the *Localism Act 2011*, the *Neighbourhood Planning (General) Regulations 2012*, and the *Levelling-up and Regeneration Act 2023* – to ensure that it comprises a set of policies that are procedurally sound in their preparation and in conformity with the aims, objectives, and policies of the *Plymouth and South West Devon Joint Local Plan 2014-2034*. The Hoe Neighbourhood Plan therefore meets the 'basic conditions', which in summary require neighbourhood development plans to:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State
- Demonstrate that they continue to offer protection to any buildings or landscapes of value
- Contribute towards the achievement of sustainable development
- Be in general conformity with the strategic policies of the Local Planning Authority development plan
- Demonstrate compliance with all relevant EU obligations

The Independent Examiner found that the Hoe Neighbourhood Plan complied with the Basic Conditions tests set out above.

2.3 Plan Period, Monitoring and Implementation

2.3.1 The Hoe Neighbourhood Plan sets out the development vision, objectives, and policies for the Hoe Neighbourhood Area until 2034.

2.3.2 Section 6: Implementation and Monitoring sets out how progress towards the vision and objectives will be measured; how the effectiveness of the policies will be monitored; and how the projects contained within the non-statutory sections of the Hoe Neighbourhood Plan will be implemented during the plan period. Work will also continue with Plymouth City Council to ensure that monitoring is transparent in informing the wider picture for Plymouth.

2.4 Community Involvement

2.4.1 As a reflection of the original intent for the Hoe Neighbourhood Plan to be a community-led plan, the process has involved the community from the very beginning. The Hoe Neighbourhood Forum commissioned a local consultation to set the initial direction for the plan and its policies. Following this consultation, five sub-groups were established and volunteers for each were sought from the Forum membership. The Forum then commissioned a Neighbourhood Plan Coordinator to organise the work of the sub-groups in the development of the Plan's policies.

2.4.2 The sub-groups focused on different areas of interest within the overall remit of sustainable development for the Hoe Neighbourhood Area with the over-arching objective of reaching as wide a representation of community interests as possible. The key themes that emerged throughout the engagement and consultation of the local community were, and remain:

- Heritage and design
- Blue and green environments
- Pedestrians and transport
- Housing
- Culture, economy and tourism

2.4.3 Alongside the ongoing work of the sub-groups, three rounds of wider community consultation were undertaken focusing on:

- Identifying issues used to generate preferred policy options
- The preferred policy options developed by the sub-groups
- The draft plan, prior to submission to Plymouth City Council

2.4.4 Residents and businesses in the Hoe Neighbourhood Area were consulted throughout the process, and their views were paramount in the development of the final policies. During the preparation of the Hoe Neighbourhood Plan, the Forum held monthly meetings open to the public which included a standing agenda item to update on the Plan's progress. The Forum has invited and promoted participation in the Plan through its Facebook page, website, and leaflets delivered to every dwelling in the Hoe Neighbourhood Area.

2.4.5 Plymouth City Council has also been consulted throughout the plan-making on evidence base and policy wording to ensure that emerging policies are aligned with the *Plymouth and South West Devon Joint Local Plan 2014-2034*. The extensive consultation that has been undergone in preparation of the Hoe Neighbourhood Plan is detailed in the *Consultation Statement*. A timeline of activity is summarised in Table 1.

Table 1: High-level summary of consultation milestones and engagement activity

Date	Milestone	Commentary
10 July 2017	Hoe Neighbourhood Area and Hoe Neighbourhood Forum designated by Plymouth City Council	The Hoe Neighbourhood Forum and Neighbourhood Area boundary were designated by PCC after public consultation, which ran from 24 April to 5 June 2017.
2017-2018	Early community engagement	Six-month period of engagement with the local community and communities of interest, as summarised in the Community Engagement Report
March 2019	Vision established	Workshop in March 2019 identified key themes, areas of interest, and a headline vision for how the Forum area might develop over the plan period, as summarised in the minutes of the Hoe Forum meeting on 27 March 2019
2019-2023	Evidence base established	Research and evidence base documents reviewed and reports commissioned to establish additional evidence
2019-2020	Initial polices drafted	Sub-group members met approximately every six weeks between April 2019 and September 2020 to draft policies informed by the findings of the public engagement, visioning, and research
2020-2022	Covid-19 delays	Unfortunately, the Covid pandemic put many obstacles in the way of progress, but meetings were resumed via Zoom calls.
2021	Policy testing	Drafted policies were tested with feedback and comment from Plymouth City Council and AECOM (see report). The sub-groups prepared a spreadsheet comparing the feedback from both parties and sought further clarification where there was a lack of clarity or a difference of opinion. Additional technical support was sought from Locality, and additional evidence was commissioned, including a Local Green Space Audit to support Blue and Green policies and feasibility studies related to the Register Office site to support Housing policies (see evidence base for documents relating to the Register Office).
2021-2023	Policy rewriting	Comments from both Plymouth City Council and AECOM were assimilated into a first round of policy revisions, as shown in the summary spreadsheet.
2023	SEA and HRA Screening	Plymouth City Council concluded that the Plan is unlikely to result in significant environmental effects and would not require a Strategic Environmental Assessment or Habitats Regulations Assessment.
2023-2024	Preparation of draft plan	Forum members write the final draft plan, reviewing updated evidence to justify policies

Table 1 continued

Date	Milestone	Commentary
18 Nov 2024-13 Jan 2025	Regulation 14 Consultation	Seven public events were held at various venues in the area, advertised online, by email to forum members and statutory consultees, and via leaflets delivered to every home and business in the Hoe Neighbourhood Area. Hard copies of the draft plan were available to view at these public events with volunteers on hand to answer questions. The draft Plan and all supporting documents were also made available on the Hoe Neighbourhood Forum website with a facility for making comments and giving feedback online. Hard copies of the draft plan could also be viewed at any time during the consultation period at the Gipsy Moth and West Hoe pubs and Plymouth Central Library. Over 60 organisations were invited to comment, including all statutory bodies.
Jan-Feb 2025	Consolidation of Regulation 14 comments	Regulation 14 feedback was analysed and a high-level presentation of the results was prepared for Forum members. A full report was provided to the Forum committee showing all Regulation 14 Consultation comments from all sources. A spreadsheet was created with a page for each section and policy to facilitate the review of each topic area and to track the changes to the Plan.
Mar-May 2025	Review of Regulation 14 comments	Topic sub-groups (heritage, blue-green, housing, etc.) were tasked with assessing the feedback for their areas of expertise and bringing recommendations back to the steering committee. Meetings were held in March and April 2025 to review the consultation feedback, discuss the sub-group recommendations, and decide whether and how to amend the draft Hoe Neighbourhood Plan.
Jun-Oct 2025	Revision of Draft Plan	Issues that required further investigation or work were resolved and another draft of the Hoe Neighbourhood Plan produced for review in preparation for Regulation 15 review.
Nov 2025	Review of Reg 15 Draft Plan	Review meetings were held to finalise the draft Plan for Regulation 15 submission to Plymouth City Council. A spreadsheet called the Regulation 14 Comments Tracker was used to record the meeting dates and attendees, plus the comments and decisions for each item of consultation feedback.
Dec 2025	Preparation of Draft Plan for Reg 15 Submission	The final draft of the Hoe Neighbourhood Plan Regulation 15 Submission Version was prepared and reviewed.
9 Jan 2026	Submission of Reg 15 Draft Plan to PCC	The completed draft was submitted to Plymouth City Council for consideration under Regulation 15 of the Neighbourhood Planning (General) Regulations. PCC was satisfied that the Plan met the requirements of Regulation 15.

Table 1 continued

Date	Milestone	Commentary
2 Mar – 13 Apr 2026	Regulation 16 Consultation	Plymouth City Council invited comments on the Plan from statutory consultees and the public for the required six-week Regulation 16 consultation period and collected the responses.
Apr-Sep 2026	Independent Examination of Plan	In April, Plymouth City Council and the Hoe Neighbourhood Forum agreed on the selection of Deborah McCann as the Independent Examiner for the Hoe Neighbourhood Plan. The Examiner assessed the Plan for compliance with the latest legal requirements for neighbourhood plans (including the newly revised NPPF) and reviewed the comments on the Plan received by PCC during the Regulation 16 consultation. The Examiner's draft report recommended modifications to some of the Plan's policies. PCC and the Forum did a fact-check review of the draft report, and both parties accepted the draft report's conclusions and its recommended modifications to the policies.
20 Aug-3 June 2026	LURA Consultation	The Independent Examiner recommended that Plymouth City Council conduct a consultation on whether the Levelling-up and Regeneration Act2023 had any impact on the Plan. The two-week consultation period produced two representations that were considered in the Report.
3 Sep 2026	*Independent Examiner's Report* Published	The final *Independent Examiner's Report* was submitted to Plymouth City Council and the Hoe Neighbourhood Forum. The Examiner concluded that the Hoe Neighbourhood Plan, subject to the recommended modifications, could proceed to Referendum.
Sep 2026	Revision of Plan in Preparation for Referendum	The Hoe Neighbourhood Forum revised the Plan in accordance with the modifications recommended in the *Independent Examiner's Report*.
23 Sept 2026	Submission of Referendum Version of Plan to PCC	The final Plan was submitted to Plymouth City Council.

3. About the Hoe Neighbourhood Area

3.1 Introduction to the Hoe

3.1.1 This section describes the Hoe Neighbourhood Area. It provides:

- A brief history of the area and how it has developed into the place it is today
- Data on population; deprivation; employment; housing; crime; health; education; communities and environment, access and transport

The key evidence base documents and data sets used to establish this analysis of the Hoe Neighbourhood Area are listed in the final section of this document under the heading "Evidence Base for the Hoe Neighbourhood Plan" and provided in the Evidence Base on the Hoe Neighbourhood Forum website.

3.1.2 Plymouth, known as "Britain's Ocean City", sits within South Devon at the confluence of the rivers Plym and Tamar, where they flow into the English Channel. The maritime location of Plymouth has influenced its history and development as a naval port and key trading city in the south west of England. The coastal location and backdrop of Dartmoor National Park provide a unique setting. Plymouth Hoe lies on the southern side of the city centre overlooking Plymouth Sound.

3.1.3 "The Hoe", a name derived from the Anglo-Saxon for 'high place', is formed by the ridge of hard, grey limestone that runs across the southern edge of Plymouth.

3.1.4 The Hoe itself is a south-facing public open space and a landmark within the city. The Hoe sits above a stretch of low limestone cliffs that form the seafront and provide elevated views of Plymouth Sound, Drake's Island, and Mount Edgcumbe. Plymouth Hoe projects like a peninsula surrounded on three sides by water – Sutton Harbour to the east, Plymouth Sound to the south, and Millbay Docks to the west. The Hoe Park (a Registered Park and Garden) is centrally located and represents an extensive area of public realm. It is located at the summit of a long north-facing slope, rising from Notte Street on the southern periphery of Armada Way. The approach from the north, the direction in which most visitors arrive, gives no indication until almost the last moment of the grand vista across Plymouth Sound that the Hoe provides.

3.1.5 The Hoe Neighbourhood Area covers about 60 hectares in the City of Plymouth's St Peter and the Waterfront ward. Its boundary completely encompasses the Hoe Conservation Area, plus a small portion of the Barbican Conservation Area and the area known as West Hoe (see Figure 2). Part of the boundary's northern edge lies adjacent to the City Centre Conservation Area boundary.

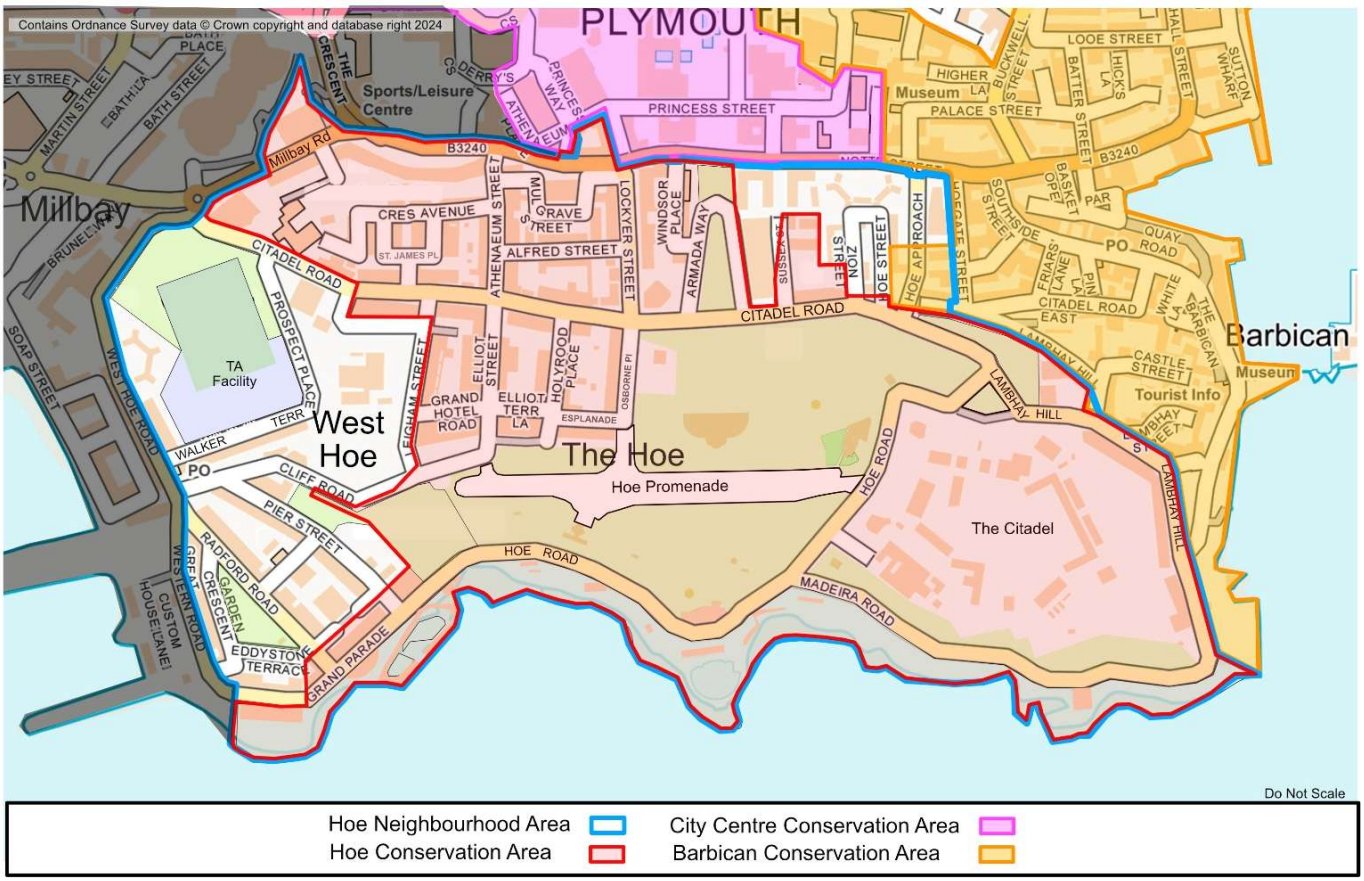

Figure 2: Hoe Neighbourhood Area Boundary and Local Conservation Areas

The Hoe Neighbourhood Area boundary is delineated by the following roads and features:

- To the west, the boundary is formed by Great Western Road and West Hoe Road;
- To the north, the boundary is formed by the roads going from the junction of West Hoe Road and Millbay Road, travelling along Millbay Road and crossing over to the service road behind the New Continental Hotel to join the Crescent at its most northerly point, it then continues along the Crescent to its junction with Princess Way before going down Princess Way to the junction with Princess Street, along Princess Street to its junction with Lockyer Street, then north on Lockyer Street to its junction with Notte Street, where it continues east to the junction of Notte Street and Hoegate Street;
- To the east, the boundary is formed by Hoegate Street, Lambhay Hill, and Madeira Road; and
- To the south, the boundary is the foreshore south of Madeira Road, Hoe Road, and Grand Parade to its junction with Great Western Road.

3.2 A Brief History of the Hoe[1]

3.2.1 The Hoe is a place with rich historical associations, from Drake's game of bowls on the eve of the Spanish Armada to Lady Astor's morale-raising wartime dances – the Hoe's place in history has enhanced its civic and symbolic focus as Plymouth's heart and has attracted visitors for many years. This history has left an extensive legacy of fine buildings, monuments, landscape, traditions and uses, which all contribute to the special character of the Hoe. Figure 3 below provides a snapshot of the Hoe's long history of development.

3.2.2 Its exposed situation and thin, rocky soil make it likely that the Hoe was always a largely open space, and the proximity of this space to the historic town, and its commanding aspect over Plymouth Sound, have made it a natural gathering and rallying point from early times. The story that the townspeople maintained chalk figures on the Hoe, possibly a medieval image cut into the ground of two giants holding clubs ('Gogmagog'), suggests that it had acquired a special significance from an early date, and a medieval chapel (St Katherine's) is known from the 14th century.

3.2.3 Certainly the Hoe's military potential was recognised early on. It was an obvious vantage point to warn of approaching danger and to defend the increasingly important port. After the Spanish Armada threat of 1588, work began on a fort at the eastern end of the Hoe in 1592, parts of which were incorporated into the larger Royal Citadel, begun in 1665. A large parade ground was established along the Hoe ridge to the west. The Citadel is still in military use, and its presence dominates the eastern end of the Hoe. Map evidence makes it clear, however, that the greater part of the Hoe west of the Citadel was effectively undeveloped before the late 19th century because it provided a clear firing zone from which seaborne invaders could be spotted.

3.2.4 Development came with the increasing expansion of the historic town to the north and west beyond its historic boundaries, and with the developing fashion for public parks. The Hoe was used as a municipal park from1871, though not formally laid out until the 1880s, when the military surrendered the earthworks surrounding the Citadel. It subsequently acquired numerous park structures, street furniture, monuments and memorials.

3.2.5 John Foulston, Plymouth's foremost architect and town planner of the early-mid 19th century, and his pupil Wightwick, began laying out and building a number of terraces to the north west of the park area from the 1830s onwards, of which Athenaeum Street (c.1829), Lockyer Street and Alfred Street (1820s/30s) and the Esplanade (1836) are prime examples. Some of the limestone for the expansion may have come from extensive quarries at West Hoe, described as 'new' in 1830, later incorporated into the waterfront park. By the end of the 19th century the area between the Hoe Park and Millbay was intensively built up.

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[1] Source: *Hoe Conservation Area Appraisal and Management Plan*

3.2.6 The fashion for public parks was echoed in the enthusiasm for outdoor bathing. Plymouth responded eagerly. Natural rock pools along the Hoe foreshore were enlarged to form bathing pools, and structures began to appear among the rock outcrops to provide dressing rooms and refreshment areas. The resultant mix of natural and man-made forms remains a prominent characteristic of the foreshore. The trend for bathing reached its heyday in the interwar years when Plymouth boasted more than sixty hotels, most within the Hoe area. Between 1932-1940, Borough Engineers, J. Wibberley and James Paton Watson, commissioned significant redevelopment along the foreshore, with the focus on the design of the new Art Deco pool, Tinside Lido, its bathing house, and the Colonnade behind.

3.2.7 The post-war redevelopment of the city centre following the Plan for Plymouth, designed by Patrick Abercrombie and James Paton Watson, aimed to reinforce the position of the Hoe as the heart of the city and reconnect it to the city centre. It envisaged a whole new geometric street pattern for the centre with the new axis and vista of Armada Way linking North Cross and the railway station through the city centre to the Hoe, focused on Lorimer's naval war memorial of 1924.

3.2.8 The Hoe remains the iconic heart of the city – in the words of the MacKay *Vision* "an extraordinary waterside setting that competes with other waterside cities throughout the UK and Europe". Today the neighbourhood combines residential streets and local amenities (St Andrew's Primary School, West Hoe shopping parade, West Hoe GP surgery), with pubs, cafes, and restaurants serving visitors and residents alike. Parks and green spaces provide abundant leisure opportunities, as does the foreshore and waterfront.

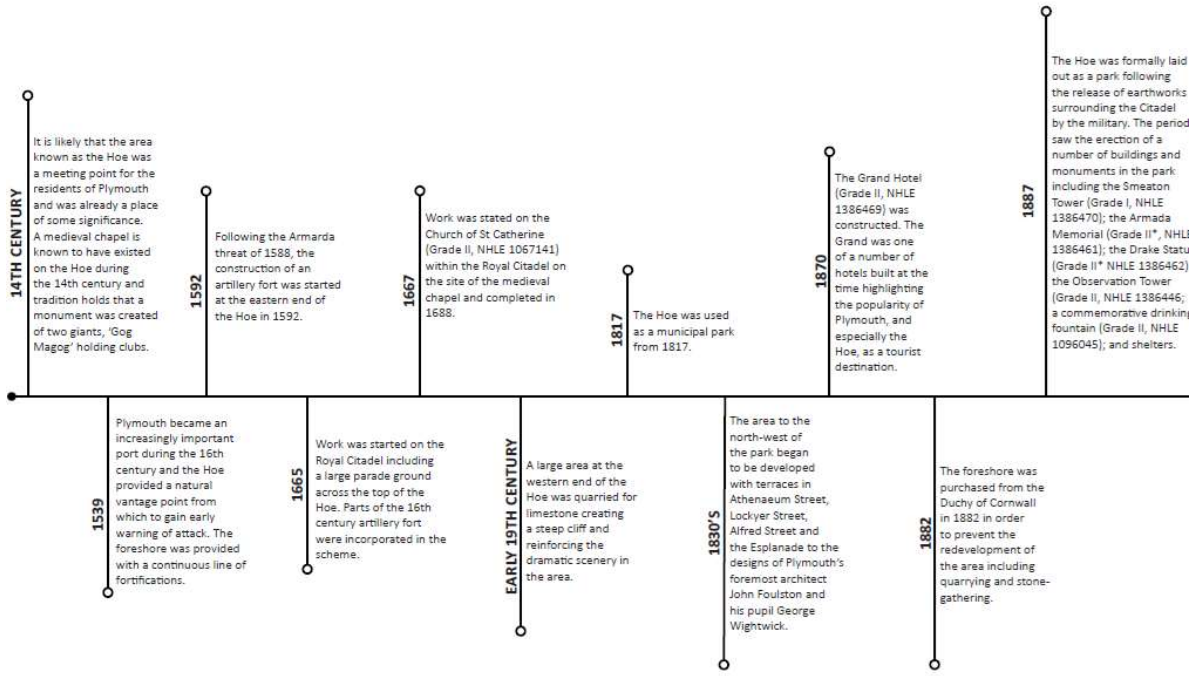

Figure 3: Timeline of historical development on Plymouth Hoe

3.3 Hoe Conservation Area

3.3.1 The Hoe Conservation Area covers an area of approximately 47 hectares between the southern edge of the city centre and the waterfront.

3.3.2 *The Hoe Conservation Area Appraisal and Management Plan* defines four character areas, as shown in Figure 4:

1. The Royal Citadel – built as a fortress and still in military use
2. The Hoe Park – an open recreational area and public arena with one of the finest settings in the world
3. The residential streets – concentrated in the northwest of the Hoe Conservation Area, much of which was based on Foulston and Wightwick's layouts and designs
4. The waterfront – the narrow stretch of rocky foreshore, containing a number of late 19th and 20th century bathing structures

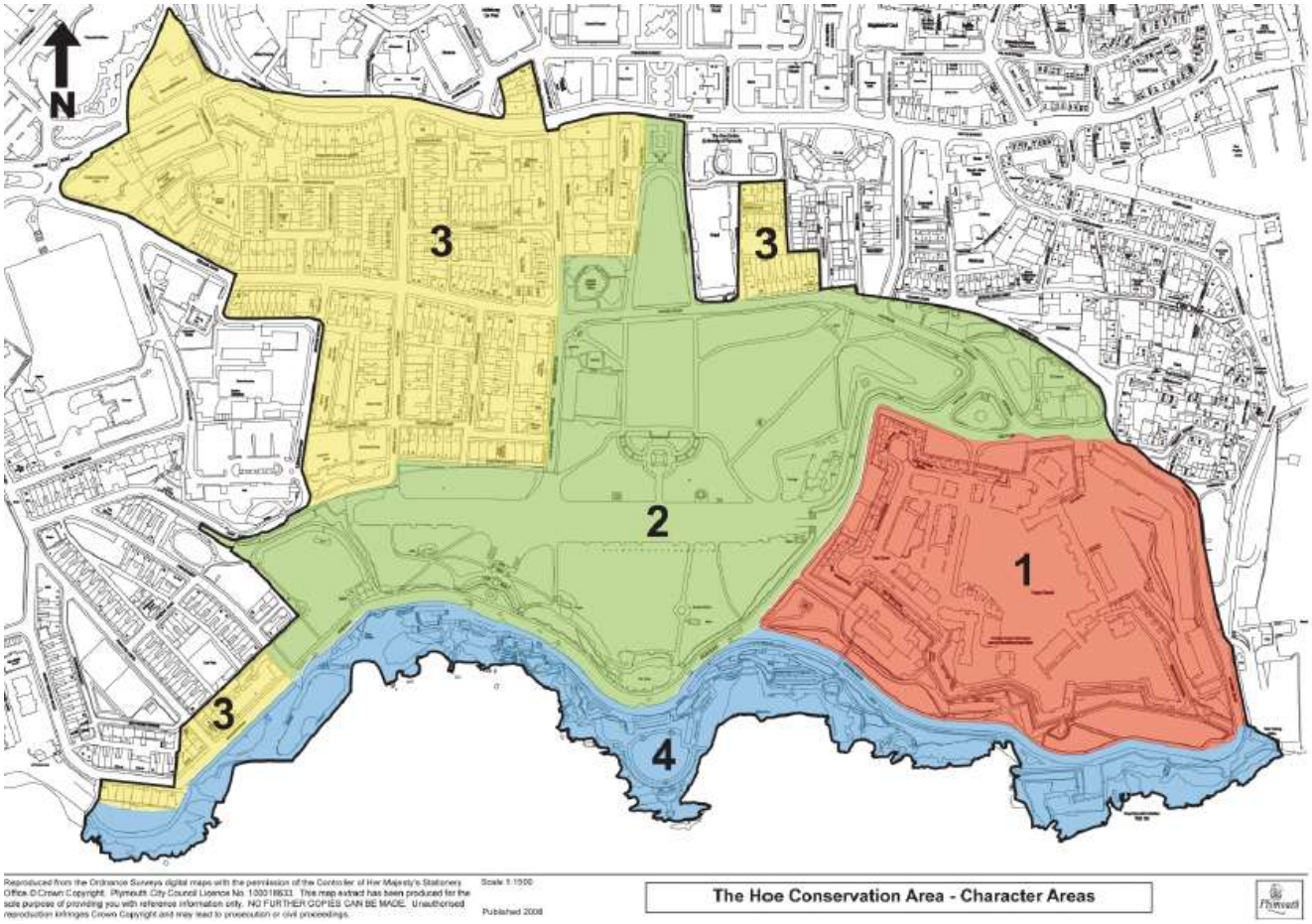

Figure 4: The Hoe Conservation Area's four distinct character areas

3.3.3 The Hoe Conservation Area encompasses some of the most historic parts of Plymouth city centre, including the Royal Citadel (a scheduled monument), the Hoe Park (a Grade II listed park and garden), Smeaton's Tower and the Plymouth Naval War Memorial (both Grade I listed), and 68 listed buildings.

3.4 Blue and Green Environment

3.4.1 The Hoe Neighbourhood Area benefits from a number of environmental designations and protections:

- The foreshore is part of the Hoe and Madeira Road County Wildlife Site.
- The waters of Plymouth Sound are a National Marine Park.
- The Hoe includes priority wood pasture and parkland habitat identified in the UK Biodiversity Action Plan.
- The *Plymouth and South West Devon Joint Local Plan 2024-2034* allocates the following areas as city or neighbourhood green spaces:
    - The Hoe (including the green area on Armada Way by Crowne Plaza)
    - Hoe Foreshore
    - Land off Madeira Road (Citadel slopes)
    - West Hoe Park
    - Millbay Park
    - Land off Hoe Road (slopes opposite Citadel Road)
    - Radford Road (West Hoe Tennis Courts)
    - The Mound (Hoe) (an area opposite the Citadel gates)

3.4.2 The *Plymouth Plan for Nature and People* 2025-2030 emphasises the vital role that our blue and green spaces play in supporting our health and wellbeing, boosting our economy, and helping us to tackle the linked climate and ecological emergencies. This plan identifies the Hoe as one of the top five places that Plymothians mention in their “favourite nature memories”. It also highlights the Plymouth Sound National Marine Park’s goals of developing closer connections between people and the sea – teaching us to care about our coastal environment and how to protect it.

The *Plymouth Plan for Nature and People* also identifies the Hoe Neighbourhood Area’s major blue and green spaces – the Hoe Park, West Hoe Park, and the foreshore – as high-value nature areas (see Figure 5) for the Local Nature Recovery Strategy (LNRS).

Source:
Plymouth Plan for Nature and People

Plymouth Hoe's designation as a high-value nature area

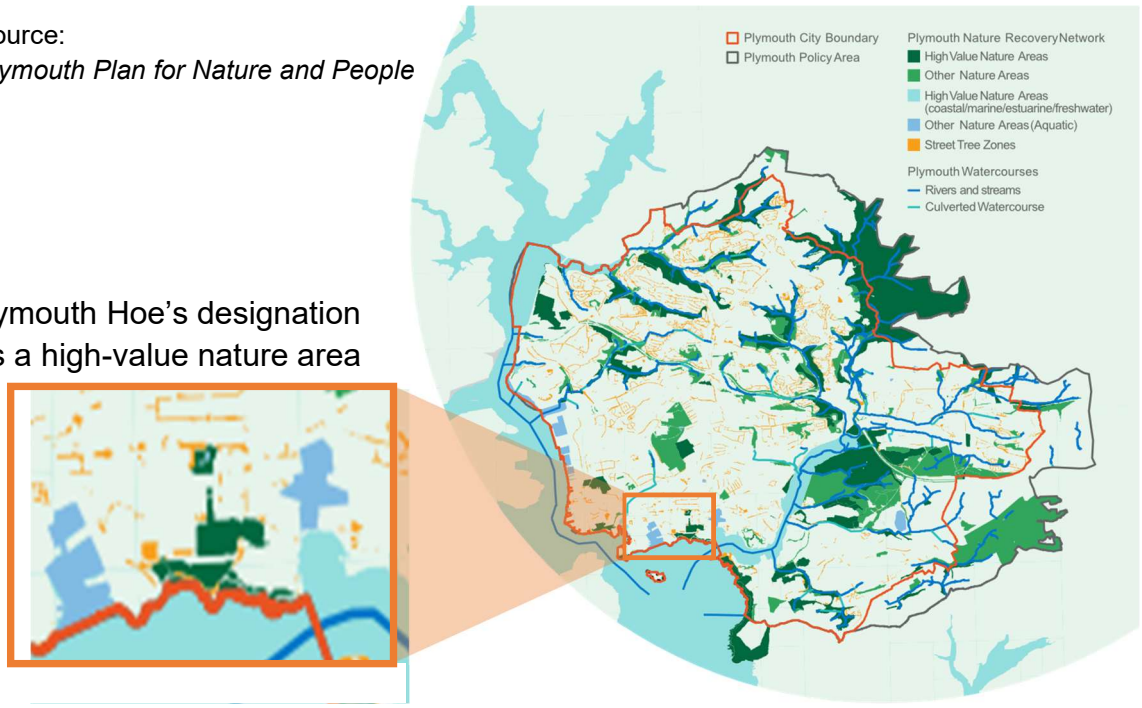

Figure 5: Plymouth Nature Recovery Network

Nature Recovery Networks (NRN) are the government's national vision for a connected web of wildlife-rich places that help restore biodiversity and deliver wider benefits. Local Nature Recovery Strategies (LNRSs) are the statutory building blocks of the NRN. In Devon this work is being led by Devon County Council as the responsible authority and Plymouth City Council is a 'supporting authority'. PCC has been updating the biodiversity network evidence produced to support the Joint Local Plan adopted in 2019. This local knowledge will help inform the future Local Plan for Plymouth alongside the Devon LNRS.

The *Plan for Nature and People* is framed within the international and locally declared Climate and Nature Emergencies and the government's 25-Year Environmental Improvement Plan, which commits to leaving the environment in a better state for future generations. It emphasises: "Creating wildlife-rich habitats and recovering important species; using resources more sustainably; and making sure there are high-quality, accessible natural spaces close to where people live and work."

3.4.3 In terms of flood risk, most of the foreshore is categorised as high risk for tidal flooding. The whole of the Hoe Neighbourhood Area is in a Critical Drainage Area, meaning there is significant risk of flooding from surcharged sewers.

3.4.4 Figure 6 shows the national designations in the Hoe Neighbourhood Area, including listed heritage assets, the Grade II-listed Hoe Park and Garden, and the Royal Citadel (a Scheduled Monument), as well as the two site allocations made by Plymouth City Council.

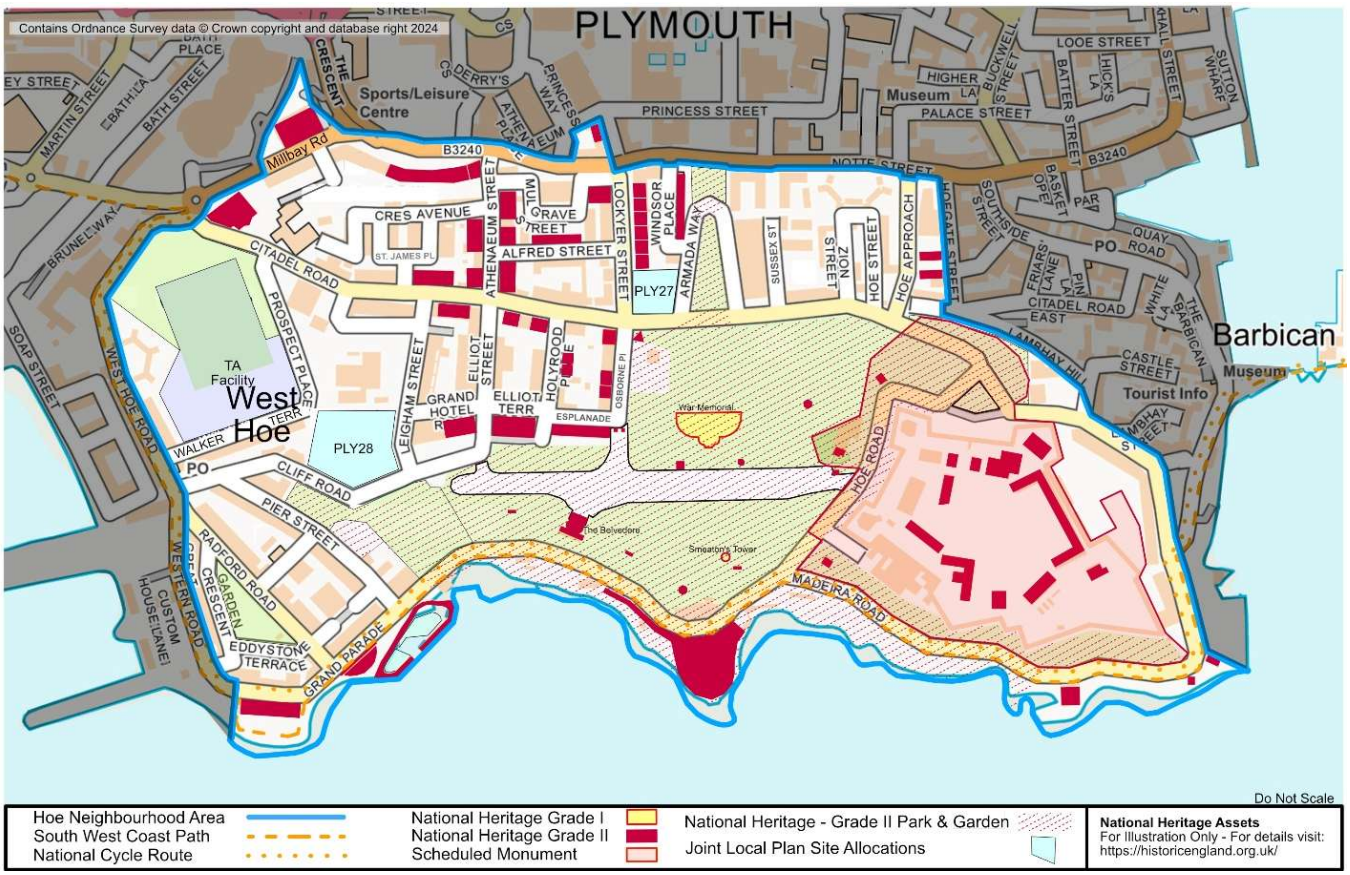

Figure 6: Designations and allocations in the Hoe Neighbourhood Area

3.5 Population

3.5.1 The Hoe Neighbourhood Area does not map exactly onto an area for which local statistics are collected, but it is within the St Peter and Waterfront Ward. The Plan area equates roughly to the following Output Areas[2] (E00076532, E00076534, E00076539, E00076577, E00076579, E00076580, E00076581, E00076583, E00076584, E00172057, and E00181190). These Output Areas have been used throughout as a statistical proxy for the Hoe Neighbourhood Area boundary and can be interrogated through data from the 2021 Census.

3.5.2 2021 census data indicates that the population living within the Hoe Neighbourhood Area is estimated to be 2,412, split 52% males and 48% females.

3.5.3 The age group breakdown of those living within the Hoe Neighbourhood Area compared to Plymouth and England is shown in Table 2.

Table 2: Age group breakdown of those living in the Hoe Neighbourhood Area

Age of Population (Census 2021)	Hoe Neighbourhood Area		Plymouth	England
	Count	%	%	%
Under 16	168	7%	17%	19%
16 to 64	1,656	69%	64%	63%
65+	588	24%	19%	18%

3.5.4 Given the population of the Hoe Neighbourhood Area (estimated at 2,412) and the area covered (approximately 60 hectares / 0.60 square kilometres), the population density of the Hoe Neighbourhood Area is in the region of 4,020 persons per square kilometre, this compares to 3,308/km^2 across Plymouth and a population density of 434/km^2 for the whole of England.

[2] Output Areas (OAs) are the lowest level of geographical area for census statistics - https://www.ons.gov.uk/methodology/geography/ukgeographies/statisticalgeographies#:~:text=Output%20Areas%20(OAs)%20are%20the,and%20household%20changes%20since%202011

3.6 Deprivation

3.6.1 The Indices of Deprivation (IoD) give a relative measure of deprivation for small areas (lower-layer super output areas or LSOAs) across England. The overall Index of Multiple Deprivation combines indicators under seven different domains of deprivation: Income; Employment; Education, Skills and Training; Health and Disability; Crime; Barriers to Housing and Services; and Living Environment. A higher score indicates that an area is experiencing higher levels of deprivation.

3.6.2 According to the Index of Multiple Deprivation 2019 – Plymouth Summary Analysis, (based on the previous national IoD in 2019) St Peter and the Waterfront and Devonport had been Plymouth's two most deprived wards since 2007, with St Peter and the Waterfront remaining the most deprived ward in Plymouth for a number of years since 2015. (Plymouth's analysis of the 2025 data is not yet available.)

3.6.3 The Hoe Neighbourhood Area has an Index of Multiple Deprivation score of 26.8 (this is approximate because the Output Areas do not correspond exactly to the boundary). This means that Hoe Neighbourhood Area has higher levels of deprivation compared to Plymouth (24.1). A review of the domains of deprivation follows.

Employment

3.6.4 Table 3 shows the percentage of people working in full or part-time roles in the Hoe Neighbourhood Area and across Plymouth.

Table 3: Full-time or part-time employment in the Hoe Neighbourhood Area and Plymouth

Employment (2022)	**Hoe Neighbourhood Area**	**Plymouth**
Full-time	58%	66%
Part-time	42%	34%

3.6.5 Data also shows that 88% of people in Hoe Neighbourhood Area work in the private sector compared to 77% across the whole of Plymouth (see Table 4).

Table 4: Public and private sector employees in the Hoe Neighbourhood Area and Plymouth

Employment Sector (2022)	**Hoe Neighbourhood Area**	**Plymouth**
Public sector employees	12%	23%
Private sector employees	88%	77%

3.6.6 The proportion of working age people receiving benefits for unemployment in the Hoe Neighbourhood Area was 3.89% in August 2024. This is slightly higher than the average across Plymouth (3.60%) but lower than the average across England (4.36%).

Housing

3.6.7 In the Hoe Neighbourhood Area, 38.33% of households are owner-occupied, which is lower than the proportion of households in Plymouth (58.82%) and a lower proportion than in England overall (62.32%).

3.6.8 The majority of households on the Hoe live in the private rented sector (53.3%). This proportion is higher than Plymouth (20.2%) and England (16.8%) as a whole. Furthermore, 15.8% of households live in socially rented houses, as compared to 19.3% in Plymouth and 17.7% in England. Just 0.2% of households live in shared ownership homes.

3.6.9 In terms of the existing stock of housing, the data shows that the Hoe area has a large percentage of flats, more than double that of Plymouth and England. Much of the terraced housing in the area has been converted into smaller flats. The percentage of both semi-detached and terraced houses is much lower than both the comparator geographies, and the near total absence of detached housing is a key area of divergence.

3.6.10 The housing stock on the Hoe is also characterised by generally smaller dwellings than that of Plymouth, with only 5.4% of homes on the Hoe having seven or more rooms, compared with 17.6% in Plymouth. The Hoe area housing is 91.4% flats, compared to only 21.8% in Plymouth overall. This is common in urban areas where smaller properties meet demand from younger households and retired people.

3.6.11 Linked to the large number of flats, 87.7% of all dwellings on the Hoe have one or two bedrooms – this is the most common type of dwelling in the Hoe Neighbourhood Area. The 2021 Census indicates fewer than 37 dwellings had five bedrooms or more, while over 1,336 dwellings had either one or two bedrooms.

3.6.12 In terms of household composition, The Hoe’s population has seen a significant demographic change in the form of a declining percentage of people aged 65 and over, one-person households aged 65+ declined by 23.7%, while family households (couples aged 65+) decreased by 9.8%. The Hoe Neighbourhood Area’s population of other household types (such as multi-family and shared households) increased by nearly 65.4%, which is much faster than in the district and England. These households are often younger households willing to share larger properties (e.g., houses in multiple occupation).

3.6.13 The *Hoe Housing Needs Assessment* found that housing affordability is a challenge. While the average price of a house in the Hoe Neighbourhood Area in the period June 2023 to May 2024 is comparable with Plymouth, the costs of terraced houses and flats in the Hoe Neighbourhood Area are significantly higher than those in Plymouth overall (see Table 5).

Table 5: Mean house prices by type across the Hoe Neighbourhood Area and Plymouth

Mean Price (12 months from June 2023 to May 2024)	**Hoe Neighbourhood Area**	**Plymouth**
Terraced houses	£421,700	£213,246
Flats	£198,474	£148,298

3.6.14 While average prices are low in comparison to other areas of the country, lower than average local incomes for those living in the Hoe Neighbourhood Area mean that both renting and home ownership are unaffordable to many local people, even where two household members might be earning. These market conditions mean that second home owners and investors from outside the area are likely to see prices as attractive for investment because the Hoe is a tourist destination and homes can produce a good return as short-term holiday lets. Hoe Neighbourhood Forum members report that this has affected the accessibility of both sale and rental homes for permanent residents. This is borne out by a report prepared by Colliers in 2019, which shows that Plymouth experienced significant growth in the AirBnB market from 2014 onwards.

3.6.15 The *Hoe Housing Needs Assessment*, prepared by AECOM in October 2020, found that while the area's proportion of those aged 65-84 and 85 and over is only marginally greater than wider Plymouth, there is a large cohort of people in the age group likely to enter retirement age over the Plan period. While the Hoe area may not have experienced an ageing of the population to the same extent as Plymouth and England in recent years, that trend can be expected to accelerate over the Plan period.

Crime

3.6.16 Based on data for individual crime incidents published via the Police UK open data portal, there were 232 total crime offences in the Hoe Neighbourhood Area between June 2023 to May 2024, with the overall crime rate being 79.8 per 1,000 population. This is higher than the average across Plymouth (60.0) and lower than the average across England (118.1).

3.6.17 However, the overall crime rate in the Hoe Neighbourhood Area has decreased from 496.4 per 1,000 people between September 2018 to August 2019 to 79.8 per 1,000 people between June 2023 to May 2024.

3.6.18 Data for anti-social behaviour incidents between June 2023 to May 2024 shows that public order offences and theft from individuals for the Hoe Neighbourhood Area were double those recorded for the whole of Plymouth.

Health

3.6.19 The 2021 Census data shows that people living in the Hoe Neighbourhood Area view their health in similar ways to those living in Plymouth as a whole (see Figure 7).

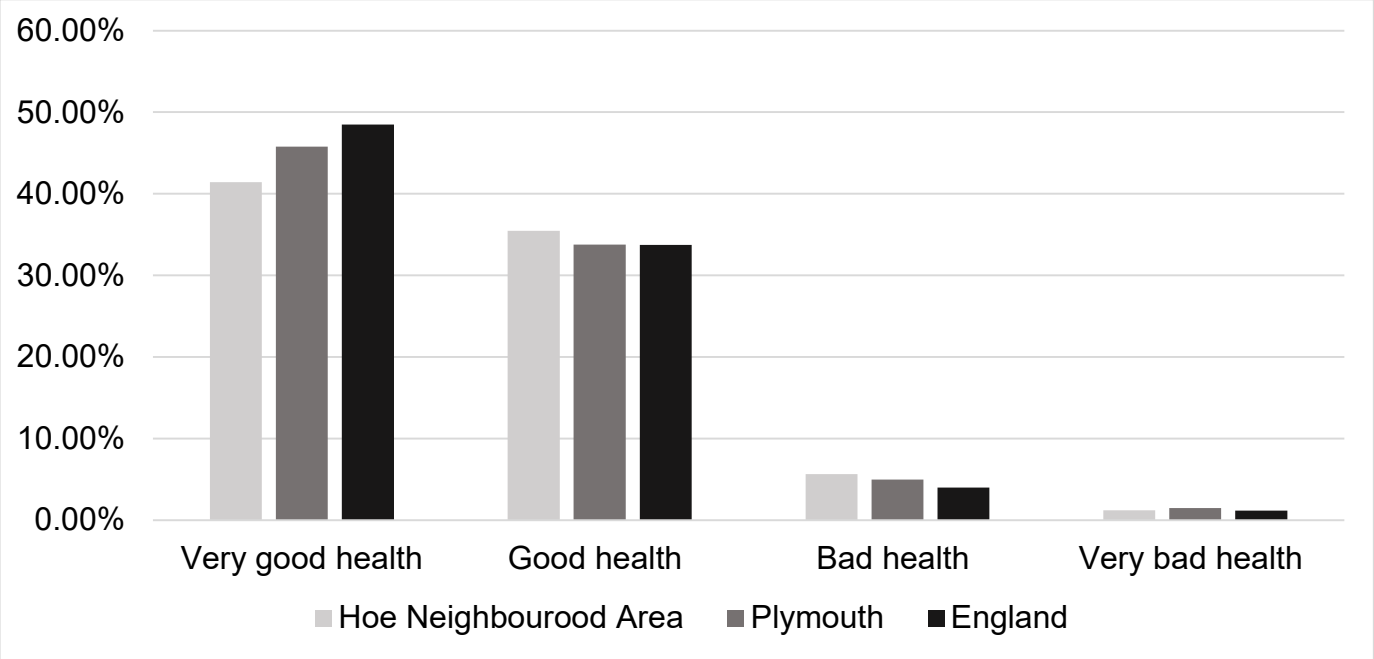

Figure 7: How those living in the Hoe Neighbourhood Area view their health

3.6.20 The blue and green spaces in the Hoe Neighbourhood Area (such as the Hoe Park, Millbay Park, West Hoe Park, and the waterfront and foreshore) serve both local residents and visitors, providing space for activities that bring people together for sporting, recreational, and informal leisure uses that enhance health and well-being, and strengthen collective identity

3.6.21 In terms of health care providers, the Hoe Neighbourhood Area is served by a GP surgery in West Hoe and one private dental practice.

Education

3.6.22 Those living in the Hoe Neighbourhood Area have above-average levels of qualifications when compared to those living across Plymouth and England:

- 15.73% of all people aged over 16 in the Hoe Neighbourhood Area have no qualifications. This is lower than the average for Plymouth (17.33%) and lower than the average in England (18.08%).
- 37.14% of people aged 16+ in the Hoe Neighbourhood Area have degree level qualifications compared with 27.52% in Plymouth and 33.92% across England.

3.6.23 In terms of education providers, St Andrews Church of England Primary School is the only school in the Hoe Neighbourhood Area. The school had 203 pupils on its roll in 2022.The proportion of pupils who are disadvantaged and the proportion of pupils with English as an additional language are above average.

Access, Transport, and Getting Around

3.6.24 The Hoe Neighbourhood Area is centrally located on the Plymouth waterfront, adjoining the city centre to the north, the Barbican to the east, and Millbay port to the west. The Hoe Park and the waterfront are popular destinations for locals and visitors from wider Plymouth and beyond, with high levels of pedestrian footfall and motor traffic including coaches. City heritage trails including the Hoe Trail, Plymouth Powerful Women, and the Mayflower Trail encourage exploration of the local area on foot.

3.6.25 Notte Street, which forms the Hoe Neighbourhood Area boundary to the north, is an important arterial route and part of Plymouth city centre's ring road. Citadel Road, which runs east-west through the middle of the residential area, is also well-used and can become congested during school-run times. A one-way system (with cycle contraflow) is in place to manage cars on the waterfront sections of Madeira Road and Hoe Road, these being very popular pedestrian routes and part of the South West Coast Path National Trail and National Cycle Route 27.

3.6.26 Car ownership in the Hoe Neighbourhood Area is below average compared to the rest of Plymouth and nationally. This is probably due to a combination of factors including the volume of student and holiday accommodation in the area, high levels of deprivation, the convenient proximity of city centre amenities and public transport, and the disincentive of exclusions to the resident parking permit scheme. Table 6 summarises the comparative statistics on car ownership.

Table 6: Vehicle ownership in the Hoe Neighbourhood Area

Household Type (Census 2021)	**Hoe Neighbourhood Area**	**Plymouth**	**England**
No car	39.51%	24.91%	23.54%
1 car or van	46.67%	43.54%	41.28%
2 cars or vans	11.58%	24.50%	26.06%
3+ cars	2.25%	7.05%	9.12%

3.6.27 There is high demand for on-street parking, which for residents is subject to the Zone H Controlled Parking Zone (CPZ) administered by Plymouth City Council. Property developments and conversions since 1997 are excluded from applying for resident parking permits.

3.6.28 The Indices of Deprivation Air Quality Measures (2019) indicated that the Hoe Neighbourhood Area has higher levels of air pollution than Plymouth overall, but its data was based on 2016 figures. High levels of nitrogen dioxide (NO2) meant that Plymouth had to declare an Air Quality Management Area (AQMA) in 2014 and undertake monitoring and remedial action. Local air quality has improved since then, and Plymouth City Council's latest Air Quality Annual Status Report (June 2024) shows that Plymouth now exceeds national targets in all areas. The government lifted the AQMA in October 2024 after four years of compliance with air quality standards.

3.6.29 The railway station and bus/coach station are approximately one mile away to the north of the Hoe Neighbourhood Area. Bus service 25 operates a half-hourly circular route connecting the Hoe, the Barbican and the city centre. A seasonal open-top sightseeing bus operates between Royal Parade, the Barbican, the waterfront and Royal William Yard. Bus stops for services to wider Plymouth and the region are located on Royal Parade in the city centre.

Culture, Tourism and Economy

3.6.30 The Hoe Neighbourhood Area is a focal point for Plymouth's visitor economy. It is a destination for visits and family leisure and for events that attract local, regional, and national visitors, such as the annual British Fireworks Championships, live music performances, military events, and sailing races. The area also benefits from an abundance of heritage, leisure and environmental assets including the Royal Citadel, Smeaton's Tower, Tinside Lido, and the Hoe Park.

3.6.31 The Hoe Neighbourhood Area is home to a diverse offering of visitor accommodation, from small independent hospitality providers to large international hotel chains. This hospitality infrastructure also serves the wider economy of Plymouth, hosting visitors to the city and its higher education institutes, to its theatres, museums and galleries, to sporting and cultural events, to Devonport Dockyard and Princess Yachts, and to its world-leading marine biological research facilities (the Marine Biological Association and Plymouth Marine Laboratory, both located on the Hoe).

3.7 Summary of Key Characteristics of the Hoe Neighbourhood Area

Area:	Population	Age Range	Population Density
60 hectares	2,412 people	0-16: 7% 16–64: 69% 65+: 24%	4,020 persons/km^2

Heritage	Two conservation areas (Hoe and Barbican) One scheduled monument (the Royal Citadel) Two Grade I Listed Buildings (Smeaton's Tower and the Plymouth Naval War Memorial) One Grade II listed park (Hoe Park) 68 Grade II listed buildings
Environment	County Wildlife Site National Marine Park Priority woodland, pasture, and parkland habitat

Education	Employment	Housing	Index of Multiple Deprivation
15.73% no qualification 37.14% degree level	58% Full Time 43% Part Time 3.89% Unemployed	91.4% flats 53.3% private rented housing	Top 30% most deprived area

Figure 8: Key characteristics of the Hoe Neighbourhood Area

4. A Vision for the Hoe Neighbourhood Area

4.1 Needs and Opportunities

4.1.1 The Hoe has been a natural gathering point and site of special significance since early times. Its commanding views over the natural harbour of Plymouth Sound have shaped its historic and contemporary functions as a military fortification, memorial site, public park, congregational space, bathing area, planned townscape, and tourist attraction.

4.1.2 The high quality of the townscape, waterfront and parks, recognised by many heritage and ecological designations, gives the area a very distinctive character comprising outstanding natural and man-made assets that could be easily damaged by inappropriate or insensitive development. Protecting nature and heritage by genuinely securing sustainable development therefore lies at the heart of the Hoe Neighbourhood Plan.

4.1.3 The Hoe is a focal point for all of Plymouth's residents, as well as visitors from farther away. As such, its public spaces, parks and roads are used by visitors as much as by residents, at times giving rise to tensions. Balancing the need to foster a thriving tourist economy, a public amenity for all Plymothians, and the peaceful enjoyment of residents' homes and neighbourhood is an important community priority and a key objective of the Hoe Neighbourhood Plan.

4.1.4 In recent years, the growth of investor interest in property within the Hoe Neighbourhood Area has affected affordability for local people, reduced the supply of homes available to permanent residents, and altered the local demographic by pricing out young families. Addressing this issue by holding in balance the demand for short-term holiday accommodation with the need to foster a diverse and sustainable permanent community is a key objective of the Hoe Neighbourhood Plan.

4.1.5 The potential impacts of the parallel Climate and Nature Emergencies are ever-present in community consciousness. The Hoe Neighbourhood Plan has been developed with an eye to the future and the changes that we will all need to make to address climate change and biodiversity loss. This theme is threaded throughout the Plan and its policies.

4.2 Community Vision

4.2.1 The vision for the Hoe Neighbourhood Area reflects the views that residents, businesses and other stakeholders have shared during the preparation of the Hoe Neighbourhood Plan.

The Vision Statement summarises these views in one over-arching aim:

The Hoe Neighbourhood Area will be a thriving and balanced community with a strong sense of identity – a place that takes pride in, protects, and enhances all its man-made and natural assets, now and in the future.

4.3 Aims and Objectives

4.3.1 To achieve the overall aim of the Vision Statement, a set of seven objectives emerged. The objectives, and the policies that evolved from them, set out how the vision will be realised through the Hoe Neighbourhood Plan.

<table>
<tr><th>Vision</th><th>Objectives</th><th>Policies</th></tr>
<tr><td rowspan="6">The Hoe Neighbourhood Area will be a thriving and balanced community with a strong sense of identity – a place that takes pride in, protects, and enhances all its man-made and natural assets, now and in the future</td><td>Protect, value, and make the most of heritage assets (designated and non-designated)</td><td rowspan="2">Heritage & Design
Policy H1:
Design and Character
Policy H2:
Protection of Iconic Views
Policy H3:
Heritage Assets
Policy H4:
Buildings of Negative Impact
Policy H5: Heritage and Energy Efficiency Retrofit
Policy H6:
Balconies and Roof Gardens
Policy H7:
Retail and Commercial Frontages</td></tr>
<tr><td>Maintain and improve leisure and well-being and support a diverse, unique cultural offer for visitors and locals alike</td></tr>
<tr><td>Protect, value, and improve the local environment, enhancing biodiversity and maintaining and improving access to blue and green spaces</td><td rowspan="2">Blue and Green Environment
Policy BG1:
Local Green Space Designations/ Development on Green Spaces
Policy BG2: Protection of Trees, Hedges and Biodiversity
Policy BG3:
Protection of Street Trees</td></tr>
<tr><td>Support measures that address the Climate and Nature Emergencies</td></tr>
<tr><td>Maintain and improve transport and infrastructure connectivity to meet the needs of people who live, work and visit the area, while supporting a low-carbon, low-emissions future</td><td>Pedestrians and Transport
Policy PT1:
Promoting Sustainable Mobility
Policy PT2:
Parking</td></tr>
<tr><td>Provide a sustainable and balanced mix of housing that serves all sections of the community</td><td>Housing
Policy HS1:
Housing Mix, Accessibility, and Environmental Standard</td></tr>
<tr><td>Support a sustainable and fair local economy</td><td>Culture, Tourism, Economy, and Infrastructure
Embodied in a Set of Community Aspirations</td></tr>
</table>

Figure 9: Hoe Neighbourhood Plan vision, objectives and policies

5. Hoe Neighbourhood Plan Policies

5.1 This section sets out the Hoe Neighbourhood Plan policies. The policies necessarily focus on issues concerning land use and development. Each policy is presented within a yellow box and preceded by an account of relevant justification for and intent of the policy, along with a list of evidence sources which are linked to their relevant documents in the evidence base for this Plan.

5.2 During the course of the work to produce the Hoe Neighbourhood Plan, a number of other actions were identified that could not be framed or were best not framed as planning policies. Some were simply not land use or development issues. They were nevertheless considered important given the views expressed by local residents and their fit with the Plan's objectives. These have become "Community Aspirations" (instead of policies) that we, the Hoe Neighbourhood Forum, have agreed to take forward. For ease of reference, they are shown under the appropriate objective within this section of the Plan within a blue box.

Heritage and Design Policies

Objective:
Protect, value, and make the most of heritage assets – both designated and non-designated assets – including architecture, parks, urban landscapes, views, monuments, statues, signage, artwork, as well as social and cultural heritage.

Policy H1: Design and Character

Justification:

As a major attraction for visitors to Plymouth, the Hoe merits protection from development that would compromise its appeal. The Hoe has a unique combination of public parks and open spaces, panoramic views, landmarks, historic houses, and leisure facilities. Land use is diverse, comprised of many elements set around the central core of the Hoe Park, which is an important public congregational and green space in a spectacular coastal setting.

In developing the Hoe Neighbourhood Plan, our community recognises the importance of the Hoe area to Plymouth. Local people are proud of the Hoe and its heritage. A frequent comment during our community consultation was that any new development should fit in with its surroundings. It is vital that the planning system supports development that respects and enhances the Hoe's unique character.

The Plymouth Hoe Design Guide prepared for the Hoe Neighbourhood Forum by AECOM in 2018 included a Townscape Character Assessment that employed well-established character assessment techniques that consider:

- Historical development – including street pattern, conservation areas, and heritage assets
- Movement – including physical boundaries, such as roads, walls, fences, and gateways
- Urban structure and built environment – including density, building height, architectural style, and detailing
- Land use and levels of activity
- Green space and public realm – including public areas with planning policy and statutory protection and how this relates to buildings and spaces
- Views and their contribution to character – including the identification of landmarks

The Townscape Character Assessment identified two distinct character areas, as shown in Figure 10. Area 1 – the Hoe residential area – and Area 2 – the non-residential areas comprised of the Hoe Park, the Citadel, and the waterfront. (Note that these character areas differ from those described for the Hoe Conservation Area. The residential area covered in Area 1 includes West Hoe and the area between Armada Way and Hoegate Street, which are not part of the Hoe Conservation Area. The Hoe Conservation Area's description divides Area 2 into three distinct areas. See Section 3.3 for more information.)

Planning considerations for Area 1 focus on preserving the rhythm and integrity of historic residential streets while supporting mixed-use vitality. Planning considerations for Area 2 highlight the need for sensitivity in new development given the prominence of the local landmarks, parkland, and coastline.

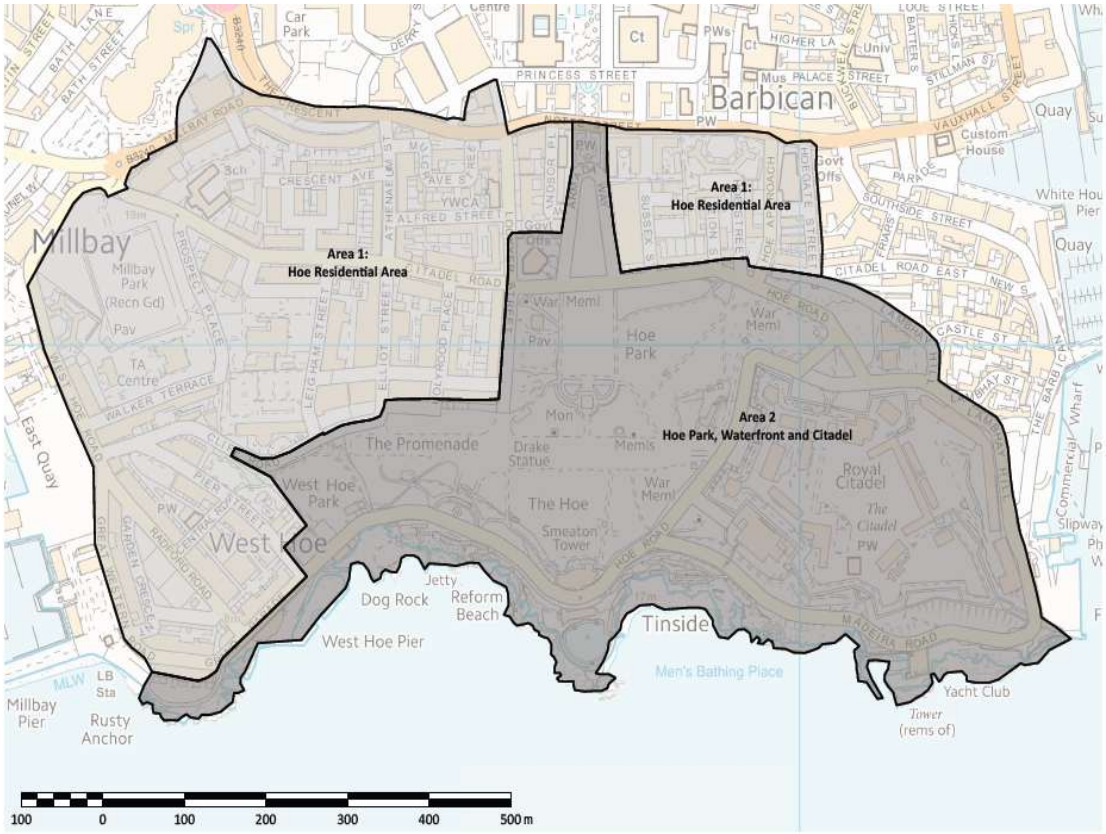

Figure 3: Charatcer Areas

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Figure 10: Character areas defined for the Hoe Neighbourhood Area

Area 1: Residential

AECOM characterised the urban form of Area 1 – the Hoe residential area – as a distinctive residential enclave between Plymouth's coastal edge and its urban core. The neighbourhoods follow a grid layout with blocks on wide streets. The area is split by topography, with the upper parts along Citadel Road being about 25 metres above sea level and the lower level in West Hoe about 10 metres above sea level.

Land use and activity within Area 1 is principally residential combined with hospitality businesses (hotels, guest houses, holiday lets, cafes, restaurants, and pubs), student accommodation, retail establishments, and community facilities. There are mixed-use areas along Notte Street, Hoegate Street, and in West Hoe. Area 1 has minimal public green space. The homes also tend to have little private green space, with small gardens or courtyards.

Area 1 features much high-quality architecture with streetscapes characterised by a general consistency in scale, density, building line, and style, particularly in the Hoe Conservation Area and West Hoe. Area 1's architectural character is notable for its 19th-century terraces, which are predominantly rendered and painted. It includes the few surviving examples of historic Georgian planned townscape in Plymouth. The buildings often have slate roofs, timber sash windows, and iron railings. Consistent building lines and repetitive architectural features (such as windows and mouldings) give rhythm to the streetscape. Some larger properties are used as holiday accommodation, especially near the waterfront, and others have been converted into flats.

In Area 1, the principles for managing development focus on sustaining, reinforcing, or enhancing the grandeur and unique location of the setting. New development should reflect the characteristics of the immediate area, including plot widths, building lines, setbacks, roof lines, height, scale, massing, boundary treatments, and attention to detailing. Terraced properties – a key feature of Area 1 – emphasise repetition and uniformity. Replacement dwellings, alterations to existing properties, and new developments should be carefully designed to retain the continuity and rhythm present in the streetscape. (See Figures 11, 12, and 13.)



Figure 11: Building line and setback

(Source: *Plymouth Hoe Design Guide)*

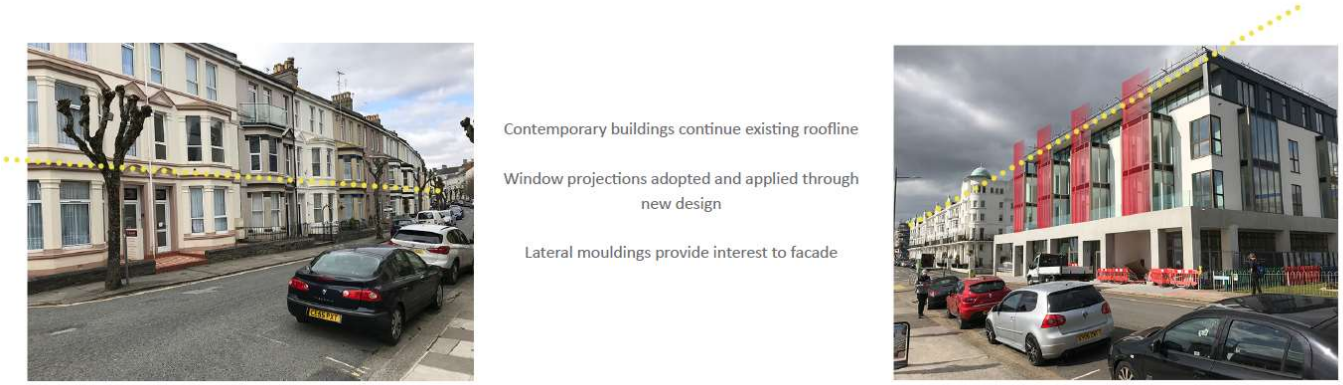


Figure 12: Window projections, rhythm, and roofline



Figure 13: Repetition, rhythm, parapets, and windows

Proposals to alter an existing building should demonstrate a detailed understanding of its history and design qualities and provide a clear rationale for how this was considered in the design proposal. The materials proposed for any new buildings or alterations should be of a high quality, respond to the character of the area, and pay attention to architectural detailing. Service infrastructure, including screened bin and recycling storage, should be designed to minimise visual clutter. Boundary treatments facing the street and public areas should reflect the best examples in the Hoe area, for example, dwarf walls made of Plymouth limestone or granite, ironmongery, well-maintained hedges, or a combination of these.

Area 2: Non-Residential

Area 2 covers the non-residential part of the Hoe Neighbourhood Area, which includes the Hoe Park, the waterfront, and the Royal Citadel. Its central feature is the Hoe Park, a large, public green space with expansive views over Plymouth Sound. Area 2 also encompasses the foreshore, with its cliffs, promenades, and terraces. The Royal Citadel is a Scheduled Monument, a historic military fort that dominates the eastern edge of the Hoe Neighbourhood Area. It is still used as a military compound, though it is scheduled for decommissioning within the next 10 years.

Area 2 is notable for its strong visual and spatial relationship between open parkland and the coast, as well as its abundance of historic assets. It is a highly diverse area, including parkland, military, recreation, and tourist facilities. Steep cliffs and slopes make for spectacular views and poor accessibility in some places, but the waterfront walkways and terraces encourage a vibrant mix of activities, including walking, dining, and coastal recreation. The Hoe Park includes key landmarks, such as Smeaton's Tower, the promenade (a large, paved parade ground used for various public events), and many statues and monuments. Numerous structures are integrated into the cliffs, including cafes and restaurants, the Tinside Lido, beach huts, and sea swimming facilities. While some of the modern developments are of high quality, others have features and signage that detract from the area's character.

The principles for managing development in Area 2 focus on protecting the Hoe's openness and views, enhancing its maritime character, and ensuring high-quality design and materials are used throughout this iconic area. The architectural quality of new developments and redevelopment should reflect iconic elements like Smeaton's Tower and Tinside Lido. Street furniture and lighting should complement the historic setting.

Conclusion

The Hoe Neighbourhood Plan supports the *Plymouth and South West Devon Joint Local Plan* policies covering design and heritage: DEV10, DEV20, and DEV21. For the Hoe Neighbourhood Area, good design means reflecting local character and historic interest, while also encouraging innovative design to create sustainable buildings and spaces. Proposed building designs should respond to their context and contribute positively to the sense of place, but responding to the existing character should not result in pastiche design and low-quality replicas. Contemporary design solutions with architectural quality that responds to and enhances the local vernacular should be encouraged.

The height of any new development or redevelopment should have a positive relationship with the scale of adjacent streets, spaces, and buildings. Plymouth City Council evidence and policy – including the Draft Tall Buildings Strategy (2005), the Hoe Conservation Area Appraisal and Management Plan (2008), Zones of Opportunity for Tall Buildings in the Core Strategy (2009), the City Centre Strategic Masterplan (2017), and the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document (2020) – collectively indicate that building height is a material consideration. Tall buildings proposed outside designated zones of opportunity for tall buildings must be considered carefully. The recommendation, therefore, is that any proposal for a building taller than its surrounding streetscape be accompanied by a Planning and Tall Buildings Statement informed by the guidance provided in Historic England's Advice Note 4 – Tall Buildings.

Policy H1 adds value to the *Plymouth and South West Devon Joint Local Plan 2014-2034*, which contains no policies covering design in the Hoe Neighbourhood Area. This policy provides specific guidance for the design of new buildings, renovations, and extensions to existing properties in the Hoe Neighbourhood Area. There is a clear need for this policy. It is consistent with national and local design policy.

Intent:

Policy H1 sets out the key requirements for the design of new buildings, renovations, and extensions to existing properties in the Hoe Neighbourhood Area. Its intent is to ensure that any new development reflects local character and respects the historic nature of the area. The sensitivity of the Hoe Neighbourhood Area is evidenced by its two conservation areas, the large number of listed buildings and non-designated heritage assets, and the iconic views of the coastal setting and the Hoe Park. AECOM prepared the *Plymouth Hoe Design Guide* to set out a locally appropriate design approach and made a set of recommendations reflected in this policy.

Key Evidence Sources:

- *Hoe Conservation Area Appraisal and Management Plan*
- *Barbican Conservation Area Appraisal and Management Plan*
- *Plymouth and South West Devon Joint Local Plan* Policies DEV10, DEV20 and DEV21
- *Plymouth and South West Devon Joint Local Plan Heritage Impact Assessment*
- *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document*
- *Plymouth Waterfront Strategic Masterplan*
- *Plymouth City Centre Strategic Masterplan*
- *Plymouth Hoe Design Guide*
- *Draft Tall Buildings Strategy*
- *Historic England Advice Note 4 – Tall Buildings*
- *Former Plymouth Registry Office Feasibility Study*
- *Site Planning Statement: Plymouth Register Office Site*

Policy H1: Design and Character

Development proposals, including new buildings, extensions, alterations, renovations, and the redevelopment of historic buildings, should preserve and enhance the area's historic character, townscape, and maritime identity in accordance with national policy and the development plan. Proposals will be supported where they:

1. Are of high-quality design that responds positively to its context. Contemporary design and materials may be appropriate where they are of high quality and complement the historic townscape.
2. Respect the established character and identity of the area through their scale, height, massing, siting, roof form, proportions, materials, colour palette, detailing, and fenestration, preserving existing historic features such as stone walls, railings, cobbles, and other curtilage features wherever practicable. New development should respond positively to its surroundings and avoid adverse effects on neighbouring buildings or amenity.
3. Respect the character-defining views and openness of Hoe Park and the waterfront and protect the ceremonial character of Armada Way and the visual and movement axis to the waterfront. Where proposals may affect key views because of their height, scale, or location, they should be supported by accurate visualisations and, where appropriate, a Landscape and Visual Impact Assessment.
4. Justify proposals that exceed the prevailing building heights, having regard, where relevant, to Historic England's *Advice Note 4: Tall Buildings*.
5. Incorporate well-designed lighting, street furniture, boundary treatments, and service infrastructure, including screened bin and recycling storage, that respect the local vernacular, minimise visual clutter and light pollution, and contribute positively to the public realm.
6. Incorporate design elements that celebrate and reinforce the maritime heritage and scenic setting of the Hoe where appropriate.

Policy H2: Protection of Iconic Views

Justification:

The Hoe is a focal point for many of Plymouth's public and civic ceremonies and, as such, has been chosen as the setting for numerous monuments and memorials to historical figures and events, as well as markers of more recent and contemporary global and local significance. In the Hoe Park alone, there are eight memorials, including the Grade I listed Lorimer's Naval War Memorial of 1924, the 1888 Armada memorial, and the recent Nancy Astor statue. These signify important social and historical connections to Plymouth's military and seafaring heritage, to the city's cultural history, and to meaningful values such as peace and global fellowship. The *Hoe Conservation Area Appraisal and Management Plan* highlights the global and local significance of the Hoe.

The Hoe Conservation Area Appraisal and Management Plan recognises the importance of retaining particularly important views and vistas, noting that "views from the Conservation Area are dominated by the panoramic vista from the Hoe Park and waterfront across Plymouth Sound. This view is dramatically enhanced from the Royal Citadel ramparts, and also includes commanding views over Sutton Harbour, though the Citadel is not normally open to the public. Views from Hoe Road on the north side of the Citadel also encompass a broad panorama from the Civic Centre east to Cattedown across the late Victorian and early 20th century city. The other principal view from the Conservation Area is that northward along Armada Way. Armada Way was designed to be a key vista of the post-War city between the planned entrance to the city centre from the rail station at North Cross and the landmark of the Naval War Memorial on the Hoe. This view has been compromised over the years by subsequent landscaping schemes and the lack of the full realisation of the proposed North Cross development." (*The Hoe Conservation Area Appraisal and Management Plan*, p 16)

Policy DEV20 of the *Plymouth and South West Devon Joint Local Plan* requires proposals to contribute positively to the townscape; Policy DEV21 seeks to ensure that development does not harm the character of a place; and Policy DEV23 seeks to ensure that development "conserves and enhances landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts" (*Plymouth and South West Devon Joint Local Plan*, p 278).

In consultation with the community, 18 views have been identified that are felt to be particularly important, which are shown in Figure 14 below. *Appendix 1: Hoe Neighbourhood Area Iconic Views* provides photographs of these views.

Policy H2 adds value to the *Plymouth and South West Devon Joint Local Plan* by seeking to ensure that development is designed in a way that safeguards, where possible, the locally significant views. Where a proposed development would have a significant impact on an identified iconic view, the planning application should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Appropriate mitigation measures should be incorporated within the proposed design and captured in the assessment. This plan acknowledges that, in some areas, views will be compromised, but developers should seek to incorporate glimpses of views within their designs to help perpetuate the sense of place.

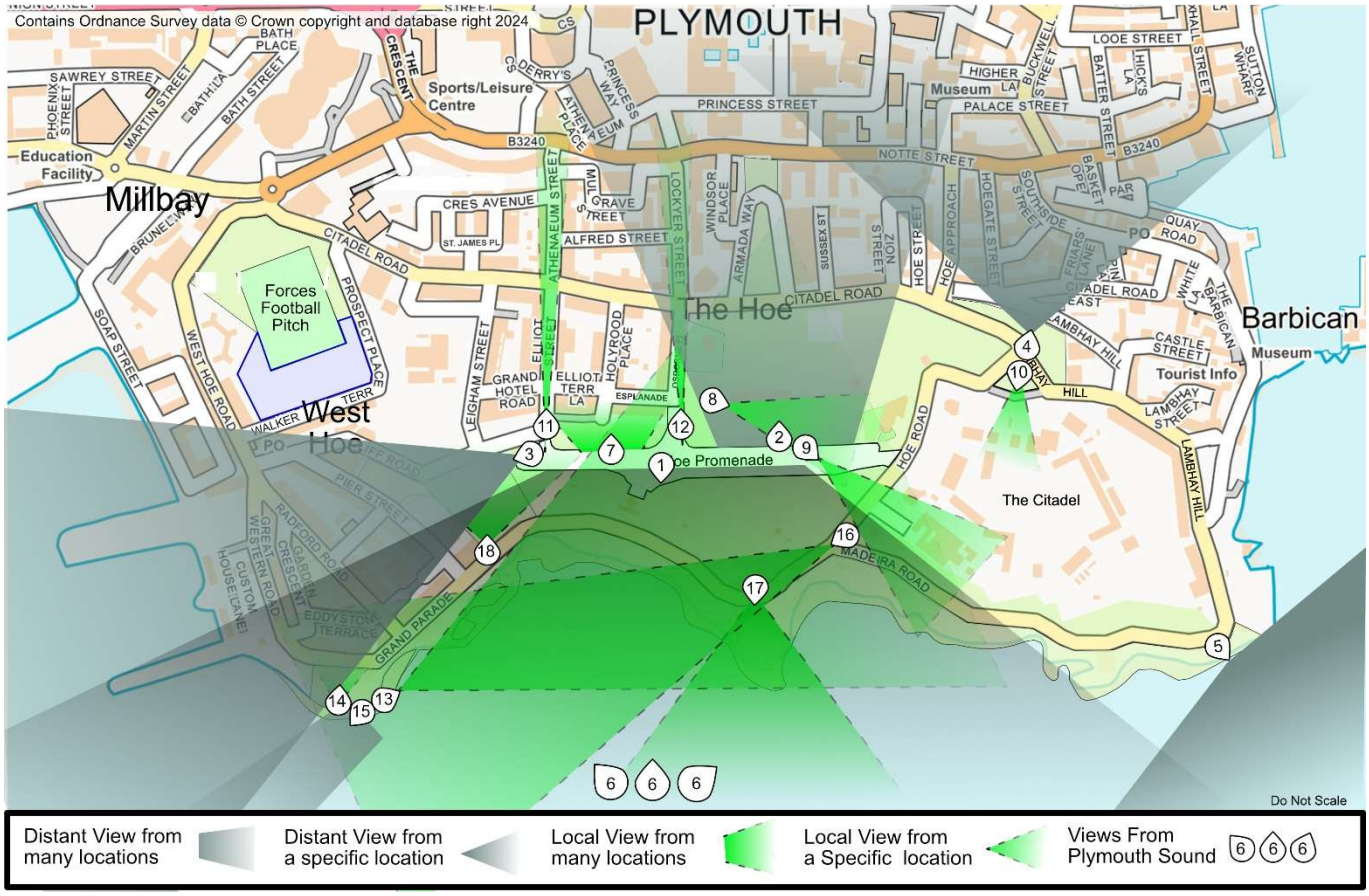


Figure 14: Hoe Neighbourhood Area iconic views

Intent:

The Hoe Neighbourhood Area has many important and iconic views of its coastal setting, heritage features, and the Hoe Park. Policy H2 seeks to ensure that new buildings, renovations, and extensions to existing properties in the Hoe Neighbourhood Area respect site characteristics, including topography, natural features, relationship with immediate surroundings, historic setting, and views into and out of the site. The Hoe Neighbourhood Forum is aware that Plymouth's PLY 27 and PLY28 sites have been allocated for hotels/apartment blocks, and development on these sites will inevitably affect views from the Hoe promenade. If development on these sites adheres to the other heritage and design policies, however, the adverse impact on the Hoe's iconic views would be minimised.

Key Evidence Sources:

- *Hoe Conservation Area Appraisal and Management Plan*
- *Barbican Conservation Area Appraisal and Management Plan*
- *Plymouth and South West Devon Joint Local Plan* Policies DEV10, DEV20 and DEV21
- *Plymouth and South West Devon Joint Local Plan Heritage Impact Assessment*
- *Plymouth Waterfront Strategic Masterplan*
- *Plymouth Hoe Design Guide*

Policy H2: Protection of Iconic Views

Development proposals should seek to preserve the key views of heritage assets, landscapes, the coastline, and green spaces identified in Figure 14 of this Plan and listed below. Proposals that may affect these views should be supported by a visual impact assessment proportionate to the scale and nature of the development, demonstrating how the proposal will affect the identified views and how any adverse impacts have been avoided or minimised.

1. South from Hoe promenade looking out at wide vista across Plymouth Sound
2. North from Hoe promenade looking towards city
3. West from west end of Hoe promenade across West Hoe, Millbay, and Devonport towards Cornwall
4. North from Citadel gates looking at broad vista of city skyline
5. Southeast from Hoe cannons towards Cattedown and Mount Batten
6. North from Plymouth Sound towards the Hoe (from the water)
7. North from Hoe promenade looking towards complete terraces of Azure, Elliot Terrace, the Grand, and the Esplanade
8. South from Hoe Park towards Royal Citadel with monuments set in open green area against sky
9. East from Hoe promenade looking towards Royal Citadel
10. South towards Royal Citadel main gate defined against open sky
11. North from Hoe promenade looking down Elliot Street/Athenaeum Street towards Notte Street
12. North from Hoe promenade looking through stone gate posts down Lockyer Street towards city centre
13. East from Grand Parade towards the Hoe
14. North from West Hoe “Little Ships” towards Grand Parade
15. Southwest from West Hoe “Little Ships” towards Drake’s Island
16. West along Hoe Road looking towards Drake’s Island, Cornwall and Mount Edgcumbe with the Dome in the foreground
17. South from Hoe Road looking over Tinside Lido towards the Sound
18. North across West Hoe Park looking towards quarry wall and up to the Hoe

Policy H3: Heritage Assets

Justification:

Much of the Hoe Neighbourhood Area is designated as a conservation area, and planning applications within one of these areas should heed the guidance contained within the *Hoe Conservation Area Appraisal and Management Plan* or the *Barbican Conservation Area Appraisal and Management Plan*.

There are 68 buildings and assets in the Hoe Neighbourhood Area that are recognised through a Historic England listing for their contribution to national heritage, including the ramparts of the Royal Citadel, which is a Scheduled Monument. While these architectural and historic features are protected by national designations, others that the community feels contribute to the character and sense of place of the Hoe Neighbourhood Area are not. Nominating a building, site or feature as a non-designated heritage asset for inclusion on a "Local Heritage List" can help to protect it. This is achieved through the planning system by making the impact of any planning proposal on a non-designated heritage asset a "material consideration" when assessing that planning application.

This approach is supported by Historic England, as well as the *National Planning Policy Framework*, which states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. It also states: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The government's planning practice guidance also supports the identification of non-designated heritage assets through the neighbourhood planning process. An audit of local buildings and assets (*see the Hoe Neighbourhood Area Audit of Local Heritage in the evidence base*) was undertaken by members of the Hoe Neighbourhood Forum Steering Group to identify non-designated heritage assets and formally recognise their value to the area's local character.

Policy DEV21 of the *Plymouth and South West Devon Joint Local Plan* seeks to ensure that development does not harm the character of a place; however, Plymouth City Council does not keep a local list of heritage assets for the city. This policy adds value to the *Plymouth and South West Devon Joint Local Plan* by establishing a Local Heritage List that identifies buildings and features of heritage value to the community that, if treated as non-designated heritage assets, would be a material consideration when determining the outcome of a planning application.

The location of the non-designated heritage assets identified for our Local Heritage List and covered by Policy H3 are shown in Figure 15 and described in Appendix 2: Local List of Non-Designated Heritage Assets. There are undoubtedly historic features within the Hoe Neighbourhood Area that have not yet been discovered because they are hidden within other structures or buried underground. An additional consideration, therefore, is to protect such undiscovered assets from damage when they are found.

Intent:

Policy H3 of the Hoe Neighbourhood Plan will help to conserve and enhance the historic built environment of the Hoe Neighbourhood Area. This includes buildings, structures, features, and sites recognised for their heritage value by nationally designated listing or by local listing as non-designated heritage assets that contribute to the Hoe Neighbourhood Area (see the map in Figure 15 and the accompanying list in Table 7). Development proposals should refer to the *Hoe Conservation Area Management Action Plan*, the *Plymouth Hoe Design Guide,* and the Local Heritage List nominations in Appendix 2 to inform a contextually appropriate design approach.

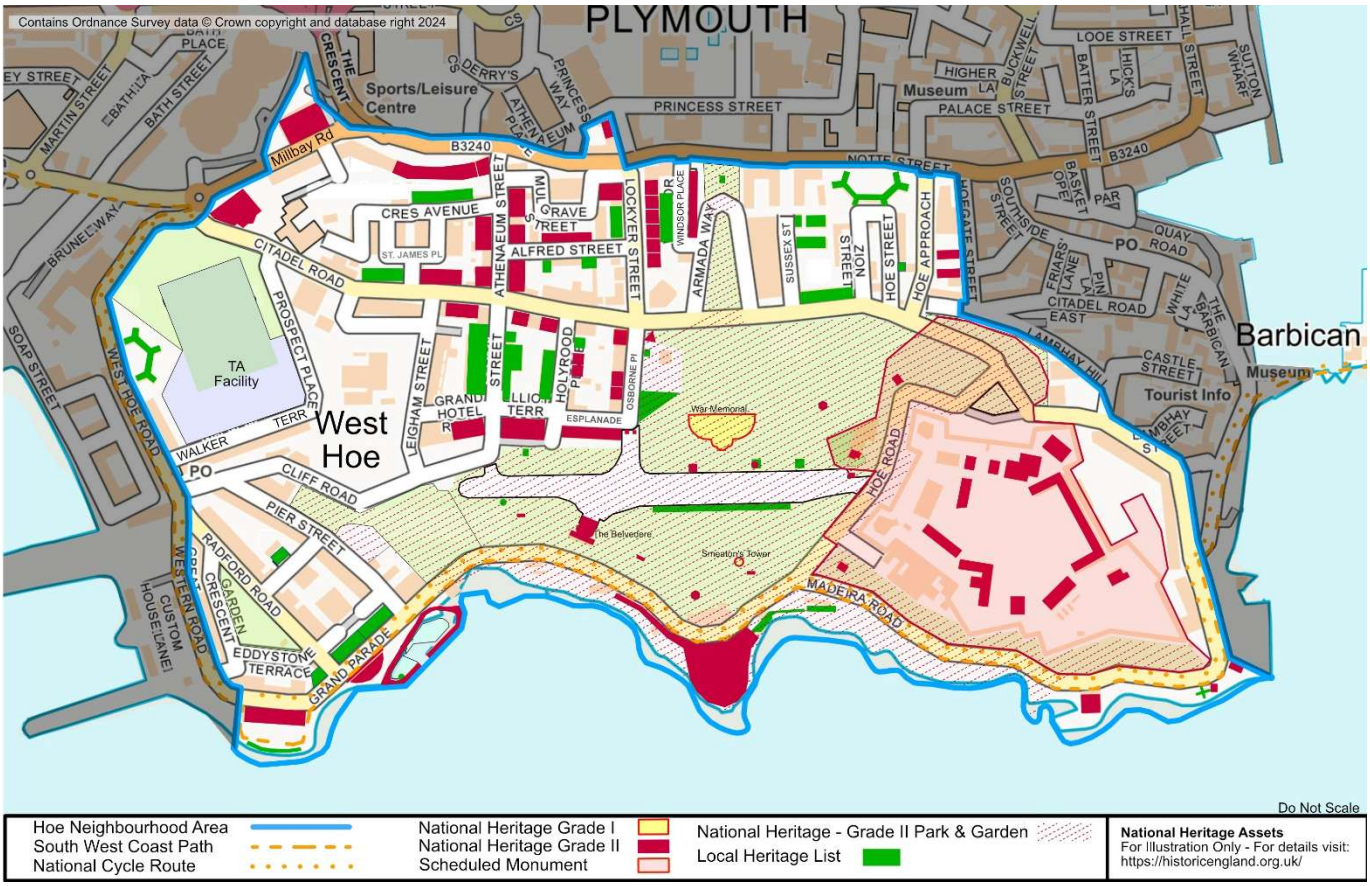


Figure 15: Local non-designated heritage assets and nationally designated heritage assets

Table 7: Local List of Non-Designated Heritage Assets

Address or Location	Postcode
8 Grand Parade	PL1 3DQ
18-22 Grand Parade	PL1 3DQ
10-16 Grand Parade (House and Terrace)	PL1 3DQ
2 Alfred Street	PL1 2RP
4 Alfred Street	PL1 2RP
16 Alfred Street	PL1 2RP
45-57 Citadel Road	PL1 3AU
159-183 Citadel Road	PL1 2HU
1-14 Crescent Avenue	PL1 3AN
4-22 Elliot Street	PL1 2PP
5-19 Elliot Street	PL1 2PP
3 Elliot Street	PL1 2PP
“Flower Cottages”, Windsor Place	PL1 2HN
St Demetrios & St Nikitas Greek Orthodox Church	PL1 3BX
2-22 Holyrood Place	PL1 2QB
1-3 Holyrood Place	PL1 2QB
McMillan Nursery	PL1 2JA
Plymouth House (9-13 Lockyer Street)	PL1 2QQ
1-4 Sussex Place	PL1 2HT
5-11 Sussex Place	PL1 2HT
12-13 Sussex Street	PL1 2HR
“Star Flats”, Notte Street	PL1 2AQ
“Star Flats”, West Hoe Road	PL1 3BH
20-23 Hoe Street, Plymouth	PL1 2JA
Lockyer Street Electricity Sub-Station	PL1 2PU
HMS Ark Royal Anchor Monument	PL1 2EN
Merchant Navy and Fishing Fleet Memorial	PL1 2PA
RAF Monument	PL1 2PA
Lady Astor Statue	PL1 2PE
The Peace Garden (including associated plaques and memorials)	PL1 2PU
Beatle Bums Public Art Installation	PL1 2PE
Street Signage (see nomination form for details)	various
Royal Navy Millennium Wall (miniature replicas of naval vessels)	PL1 3DQ
The Hoe Flagpoles (20 flagpoles sited on the Hoe Promenade)	PL1 2PA
Twin Cannons (Two cannons sited on Madeira Road)	PL1 2NU
1999 Eclipse of the Sun Commemoration	PL1 2NU
Leisure Terraces and Bathing Huts (Hoe waterfront)	PL1 2JU
VR Post Box (corner of Athenaeum Street and Citadel Road)	PL1 2RQ
Derricks, West Hoe Pier	PL1 3DQ
Look II (statue by Sir Antony Gormley on West Hoe Pier)	PL1 3DQ

Key Evidence Sources:

- *Hoe Conservation Area Appraisal and Management Plan*
- *Barbican Conservation Area Appraisal and Management Plan*
- *Plymouth and South West Devon Joint Local Plan* Policy DEV21
- *Plymouth and South West Devon Joint Local Plan Heritage Impact Assessment*
- *National Planning Policy Framework*
- *Planning Practice Guidance: Historic Environment*
- *Plymouth Hoe Design Guide*
- Appendix 2: Local Heritage Listing Nomination Assessment

Policy H3: Heritage Assets

1. Development proposals affecting designated heritage assets or non-designated heritage assets, including those on the Hoe Neighbourhood Area Local List, will be supported where they conserve and, where appropriate, enhance the significance of the asset, including the contribution made by its setting and its architectural, archaeological, or historic interest.

2. Where proposals for development result in the discovery of a previously unidentified heritage asset, its significance should be assessed. Where justified by that assessment, the asset should be considered for Listing or inclusion on the Hoe Neighbourhood Area Local List as a non-designated heritage asset.

Policy H4: Buildings of Negative Impact

Justification:
Buildings of negative impact are identified within the *Hoe Conservation Area Appraisal and Management Plan*. These buildings tend to reduce the cohesion and disrupt the structure of the built environment and detract from the qualities of the conservation area. The Hoe Neighbourhood Plan supplements this list with additional buildings exhibiting similar negative characteristics outside the boundary of the Hoe Conservation Area but within Hoe Neighbourhood Area.

A list of buildings of negative impact was compiled by the Hoe Neighbourhood Forum with reference to the two *Conservation Area Appraisals*, the *Plymouth and South West Devon Joint Local Plan* policies, and the *Plymouth Hoe Design Guide* recommendations. They were assessed using the criteria set out in JLP Policy DEV20.

The *Plymouth Hoe Design Guide* complements the *Hoe Conservation Area Appraisal and Management Plan* and the *Barbican Conservation Area Appraisal and Management Plan* by assessing the quality of the built environment in the areas within the Hoe Neighbourhood Area but outside the conservation areas. Assessment was completed using the guidance in Historic England's *Neighbourhood Planning and the Historic Environment* (HE2014) and *Understanding Place: Historic Area Assessments* (HE2017). Reference was made to the Oxford Character Assessment Toolkit when designing survey methodology, together with the data presented in Plymouth City Council's *Conservation Area Management Plans* for the Hoe and Barbican Conservation Areas. Pro formas were designed using tick boxes (with room for extra comments) to facilitate the gathering of the maximum amount of data in the minimum time. To complement the quality of the built environment sections of the *Conservation Area Management Plans*, information was gathered on the following attributes of buildings within the two areas of study: height, use, age, features, materials, condition, and overall effect on the streetscape. In addition to tick boxes under each heading, the pro formas included fields for 'Opportunities for Improvement' and 'General Comments'.

The buildings of negative impact identified within the *Hoe Conservation Area Appraisal and Management Plan* and the *Plymouth Hoe Design Guide* are listed in Table 8 and shown on the map in Figure 16. Given the high value of the adjacent heritage assets, it is important that future development seeks improvements in building quality and does not use buildings of negative impact as a precedent in respect of size, scale, massing, or materials.

The site-specific architectural, urban design, and viability evidence commissioned for the Hoe Neighbourhood Forum concerning the former Register Office site demonstrates that it is possible to enable regeneration without 'maximising' building heights. This principle should apply to all redevelopment sites. The risk of development height, form, and massing being out of character with the Hoe Conservation Area, adjacent listed buildings, and the Registered Park and Garden should be a key consideration any redevelopment proposal.

Table 8: Buildings of Negative Impact

Building	CAAMP Negative	AECOM Negative	Justification for Inclusion (based on DEV20 criteria)
St Andrew's Primary School	✓		CAAMP assessment
Chichester House, 142 Citadel Rd		✓	AECOM assessment
43 Citadel Road			DEV20 Points 2 and 4
3 Leigham Terrace Lane West			DEV20 Points 2 and 4
Leigham Court, Leigham St	✓		CAAMP assessment
14A Athenaeum Street	✓		CAAMP assessment
The Walrus pub, Notte St	✓		CAAMP assessment
St Catherine's House, Notte St	✓		CAAMP assessment
Peirson House, 175 Notte St	✓		CAAMP assessment
1-7 Lockyer St Lane West			DEV20 Points 1,2,3,4,5, and 6
6-14 Alfred Street	✓		CAAMP assessment
Hoe Court, Lockyer St	✓		CAAMP assessment
Opal Villas, 167 Notte St			DEV20 Points 1,2,3,4 and 8
Register Office, Armada Way			DEV20 Points 2,4,6 and 8
Drake Court, 264-266 Citadel Rd	✓		CAAMP assessment
Crowne Plaza, Armada Way		✓	AECOM assessment
12-14 Pier Street, West Hoe	✓		CAAMP assessment

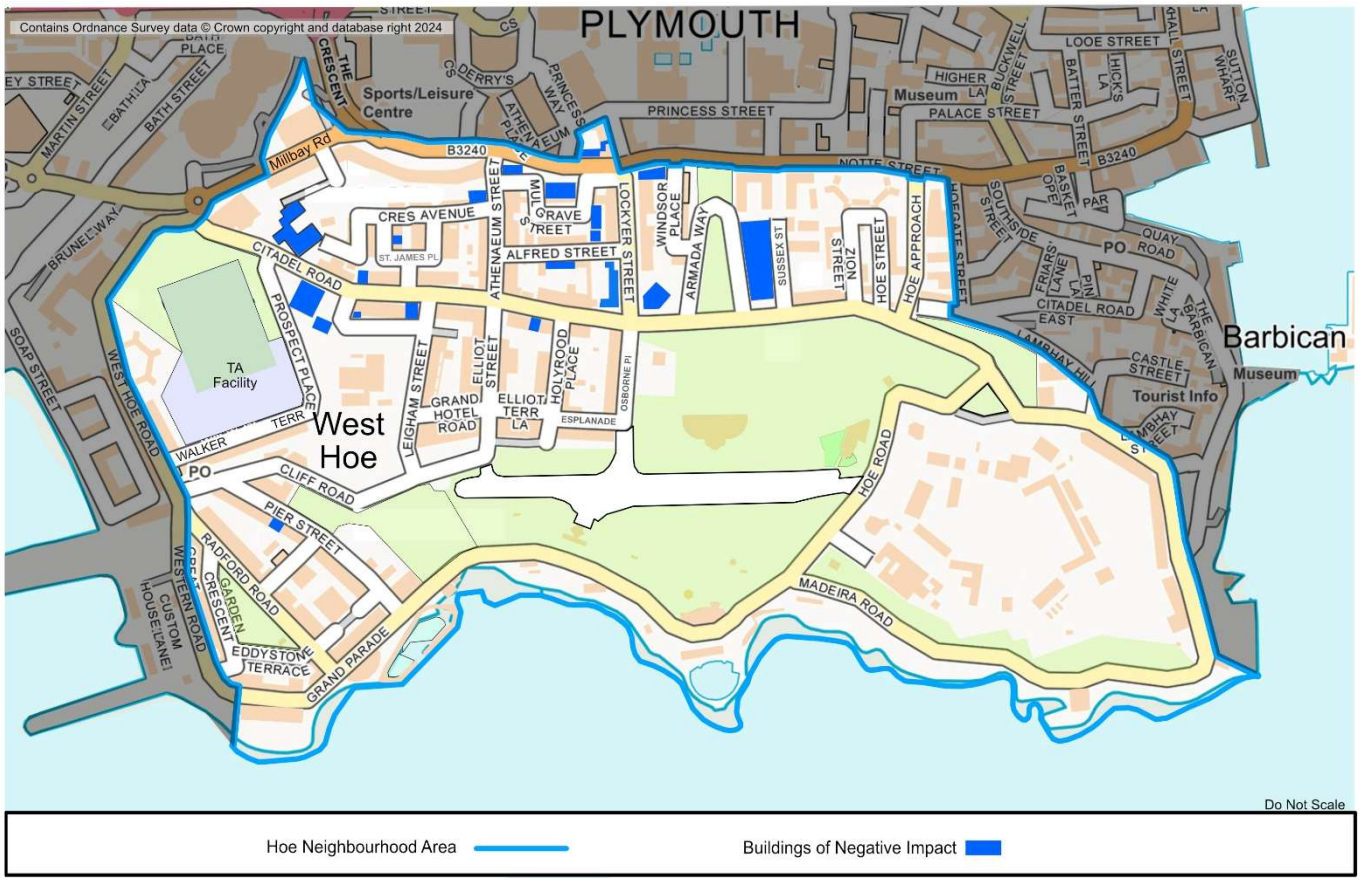


Figure 16: Hoe Neighbourhood Area buildings of negative impact

Policy H4 adds value to the *Plymouth and South West Devon Joint Local Plan 2014-2034* by assessing the quality of the built environment in the two areas within the Hoe Neighbourhood Area but outside the conservation areas. As noted in the *Hoe Conservation Area Appraisal and Management Plan*, this policy means that if and when proposals come forward through the normal development cycle for the development or redevelopment of these sites, the proposed development or redevelopment must seek to ensure that it makes a positive contribution to the special character of the Hoe Conservation Area or Barbican Conservation Area as is specifically required by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Hoe Neighbourhood Plan.

Intent:
Policy H4 stipulates that buildings of negative impact not be used as a precedent in the design of new developments or regarded when establishing the character of an area.

Key Evidence Sources:

- *Hoe Conservation Area Appraisal and Management Plan*
- *Barbican Conservation Area Appraisal and Management Plan*
- *Plymouth and South West Devon Joint Local Plan* Policies DEV10, DEV20 and DEV21
- *Plymouth and South West Devon Joint Local Plan Heritage Impact Assessment*
- *Plymouth Hoe Design Guide*
- *Appendix 2: Local Heritage Listing Assessment*
- Hoe Neighbourhood Plan Criteria for "Buildings of Negative Impact"
- Historic England's *Neighbourhood Planning and the Historic Environment* (HE2014)
- Historic England's *Understanding Place: Historic Area Assessments* (HE2017)
- *Site Planning Statement: Plymouth Register Office Site*
- *Former Plymouth Registry Office Feasibility Study*
- *Draft Tall Buildings Strategy*

Policy H4: Buildings of Negative Impact

Buildings identified in Table 8 of this Plan as making a negative contribution to the character of the area will not be regarded as establishing the prevailing character of the area and must not be relied upon as a design precedent when assessing development proposals.

Policy H5: Heritage and Energy Efficiency Retrofit

Justification:

The Hoe Neighbourhood Area community supports Plymouth City Council's declaration of climate emergency and associated *Climate Emergency Action Plan* as well as *Plymouth and South West Devon Joint Local Plan* Policy DEV32 that aim to deliver a low-carbon future and to halve 2005 levels of carbon emissions by 2034.

The Planning (Listed Buildings and Conservation Areas) Act 1990 protects buildings within the Hoe and the Barbican conservation areas from the impacts of development. *Plymouth and South West Devon Joint Local Plan* Policy DEV21 requires the conservation and enhancement of historic assets.

Plymouth Plan Policy GRO7 seeks to encourage the uptake of retrofit insulation and renewable/low-carbon energy generation equipment and infrastructure to existing buildings and to promote other energy demand reduction measures.

The Hoe Neighbourhood Plan recognises that changes are required to existing buildings as well as new developments to achieve the aim of reducing carbon emissions and mitigating and adapting to the impacts of climate change. Improving the energy performance of listed buildings in a conservation area requires exceptional sensitivity.

The *Plymouth Hoe Design Guide* provides support and guidance for how energy-efficient technologies can be incorporated within existing buildings, including a variety of methods to achieve high energy performance. However, the Hoe has many sensitive heritage assets across two conservation areas, including dozens of listed buildings and non-designated heritage assets. The Hoe Neighbourhood Plan aims to encourage energy-efficiency measures while ensuring that the retrofitting of historic buildings is undertaken sensitively. The *Plymouth Hoe Design Guide* specifies that the redevelopment or restoration of buildings of architectural merit should ensure they retain their strong sense of place. It also adds that "Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities and provide a clear rationale for how this is taken account of in the design of the alterations proposed." To achieve this, the redevelopment of historic buildings should be completed to a high standard to preserve and enhance heritage assets.

Policy H5 adds value to the *Plymouth and South West Devon Joint Local Plan 2014-2034* and the Plymouth Plan by adding detail to heritage and energy retrofit policies.

Intent:

Policy H5 seeks to support mitigation and adaption to climate change while protecting heritage assets from the harmful impact of energy-efficiency retrofits.

Key Evidence Sources:

- *The Hoe Conservation Area Appraisal and Management Plan*
- *Barbican Conservation Area Appraisal and Management Plan*
- *Hoe Neighbourhood Area Local Heritage List*
- *Plymouth and South West Devon Joint Local Plan* Policies DEV21 and DEV32
- *Plymouth and South West Devon Joint Local Plan Heritage Impact Assessment*
- *Plymouth Plan* Policy GRO7
- *Plymouth Climate Emergency Action Plan*
- *Plymouth Hoe Design Guide*

Policy H5: Heritage and Energy Efficiency Retrofit

The sensitive retrofitting of energy efficiency measures in historic buildings, including the installation of thermally efficient glazing, insulation, solar panels, heat pumps, and other low-carbon technologies, will be supported where it is proposed in accordance with relevant Historic England guidance and conserves the significance of the heritage asset, including its historic character, appearance, and special architectural or historic interest.

Policy H6: Balconies and Roof Gardens

Justification:
The Hoe Neighbourhood Area is an area of dense residential development as well as public open space. Local residents expressed concern about new balconies and roof gardens having an adverse impact on the privacy of neighbours' gardens or habitable rooms. It is important to local people that neighbours' amenities are not compromised by being overlooked from new balconies and roof gardens.

This policy largely reflects the guidance set out in the *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document* (p 240), which states that balconies and roof gardens can be unacceptable in higher density areas because of the impact they can have on the privacy of neighbours' gardens or habitable rooms. In assessing a proposal for a balcony or roof garden, the degree of overlooking will be considered.

The Hoe Neighbourhood Area is likely to experience more applications for balconies, roof gardens, decking, terraces, and patios than other parts of Plymouth because of its seaward views, relatively high density, central location, and cluster of hotels. It is therefore valuable to use the *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document* guidance in the Hoe Neighbourhood Plan, as it will take tried and tested text from local plan level that does not yet have policy status and convert it into a policy.

Intent:
Policy H6 allows for the development of new balconies and other similar roof gardens or terrace areas, subject to certain conditions where they do not negatively impact the wider built environment.

Key Evidence Sources:
- *Hoe Conservation Area Appraisal and Management Plan*
- *Barbican Conservation Area Appraisal and Management Plan*
- *Plymouth and South West Devon Joint Local Plan* Policies DEV10, DEV20 and DEV21
- *Plymouth and South West Devon Joint Local Plan Heritage Impact Assessment*
- *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document* (paragraphs 13.22-13.28)
- *Plymouth Hoe Design Guide*

Policy H6: Balconies and Roof Gardens

Development proposals incorporating balconies, roof terraces, or roof gardens will be supported where they do not adversely affect the character and appearance of the surrounding roofscape or the amenity of neighbouring occupiers, including through overlooking.

Policy H7: Retail and Commercial Frontages

Justification:

Frontages are the most conspicuous part of a commercial building's façade. As the first point of contact between a business and the public, a well-designed frontage is integral to enticing people inside and increasing customer numbers.

Good design has a positive impact on the wider townscape. Conversely, poor design decisions have a negative impact, and the cumulative impact of small-scale changes over a prolonged period can harm the character of an area. The general condition of retail and commercial frontages also contributes to the immediate impression of a place and affects its appeal. Unfortunately, the Hoe Neighbourhood Area has some instances where inappropriate alterations have been made to frontages that are unsympathetic to the character and appearance of the parent building and its wider surroundings. Improving the quality of retail, cafe, and commercial frontages, including signage and lighting, would improve the appearance and general character of the area, particularly on the waterfront and West Hoe shopping parade.

A well-designed frontage should be in keeping with the appropriate historical style and character of the building that frames it, as well as the prevailing historical character of the area in which it is located. Alterations to existing frontages should improve this harmony. Where a historic frontage is of the same date as the parent building, retention and restoration of the frontages is always preferable to replacement. In a building of more recent design, a more contemporary treatment of the frontage could be suitable.

Paragraphs 202-221 of the *National Planning Policy Framework* (December 2024) explain the need to consider potential impacts of new development (such as a shopfront) on the significance of designated heritage assets. In this instance, the Hoe Conservation Area, the Barbican Conservation Area, and the numerous listed buildings located within the Hoe Neighbourhood Area are designated heritage assets.

The *National Planning Policy Framework* gives great weight to the conservation of heritage assets. In developing proposals for new or altered frontages, applicants should consult the Hoe Neighbourhood Plan (Policies H1 and H3), the *Hoe Conservation Area Appraisal and Management Plan*, the *Barbican Conservation Area Appraisal and Management Plan,* and the *Plymouth Hoe Design Guide* to understand the site and local context and how this will inform the nature of the development. Where the existing frontage or signage contributes variety and interest to the character of the building, street, and local area, it will always be preferable to retain and repair rather than replace.

The Hoe Neighbourhood Forum believes that this policy encourages local businesses to contribute positively to the character of the area. Making the Hoe Neighbourhood Area more attractive and appealing through good design and good maintenance will help boost the success of local businesses and increase the employment opportunities for residents.

Intent:

Policy H7 promotes a greater understanding of the heritage value and architectural quality of existing retail and commercial frontages in the Hoe Neighbourhood Area and will encourage the delivery of a high standard of design and workmanship that will benefit the area's businesses, residents, and visitors and improve the local environment.

Key Evidence Sources:

- *Hoe Conservation Area Appraisal and Management Plan*
- *Barbican Conservation Area Appraisal and Management Plan*
- *Appendix 2: Hoe Neighbourhood Area Local Heritage List*
- *Plymouth and South West Devon Joint Local Plan*
- Plymouth and South West Devon Joint Local Plan *Heritage Impact Assessment*
- *Plymouth Hoe Design Guide*
- *National Planning Policy Framework* (paragraphs 202-221)

Policy H7: Retail and Commercial Frontages

Development proposals for new, altered or extended retail and commercial premises, including shopfronts, signage, and external lighting, should reflect local character. Proposals will be supported where they:

1. Retain and, where possible, restore historic shopfronts and original architectural features that contribute to the significance and character of the building or streetscape
2. Incorporate pilasters, cornices, and other traditional shopfront elements where appropriate to the character of the building and surrounding area
3. Provide inclusive and level access to entrances, wherever practicable and compatible with the conservation of any heritage significance
4. Retain existing public access and permeability
5. Ensure that signage and external lighting are proportionate in scale and design, do not result in unacceptable light pollution, and avoid harm to visual amenity, residential amenity, or the significance of heritage assets
6. Minimise visual clutter by avoiding excessive signage, unnecessary street furniture, or other features that detract from the quality of the public realm

Heritage and Design Community Aspirations

1. Support the public perception of heritage value and keep stories alive through history trails, artwork, and social history events.
2. Work with Plymouth City Council and other landowners to encourage appropriate tree management to preserve the area's iconic views.
3. Investigate and consult on the extension of the Hoe Conservation Area beyond its current boundaries and propose the adoption of a boundary change if supported by the local community.
4. Investigate and consult on the inclusion of a small part of the Barbican Conservation Area (i.e., Hoegate Street) into the Hoe Conservation Area to make it congruent with the Hoe Neighbourhood Area.
5. Investigate the potential for mutual neighbourhood buying-power for retro-fitting energy-efficiency and renewable power measures in older buildings.
6. Encourage efforts to improve the general maintenance of the streetscapes in the Hoe Neighbourhood Area, including the repair of pavements, the maintenance of planting in pots, tubs, and beds, removal of litter, and similar initiatives.

Blue and Green Environment Policies

Objective:
Protect, value and improve the local environment, enhancing biodiversity, maintaining and improving access to blue and green spaces

Background:
Blue and green spaces in the Hoe Neighbourhood Area serve all residents of the city as well as visitors, providing space for activities that bring people together for sporting, recreational, and informal leisure uses that enhance health and well-being, and strengthen collective identity. The Hoe and the waterfront are also a focal point for spectator events that capitalise on the natural amphitheatre of Plymouth Sound and for entertainment and civic gatherings that make use of the congregational capacity of the Hoe Promenade. Despite this intensive use, the Hoe also provides some important natural habitats.

The Hoe foreshore is the site of Priority 1 habitats, with special biodiversity value evidenced by the *Plymouth Hoe and Madeira Road County Wildlife Site Management Statement*. This County Wildlife Site is part of Plymouth's Biodiversity Network, a citywide network of local wildlife sites, wildlife corridors, links, and stepping stones between areas of natural green space (see *Biodiversity Network Creation Process*, p 8). The marine space along the Hoe foreshore is designated as a Special Area of Conservation and is part of the Plymouth Sound and Tamar Estuaries Marine Protected Area, which is jointly managed through the Tamar Estuaries Consultative Forum. The Plymouth Sound and Estuaries Special Area of Conservation is a European site of international importance protected by the Conservation of Habitats and Species Regulations 2017 and the Conservation of Offshore Marine Habitats and Species Regulations 2017.

The County Wildlife Site provides valuable habitats for flora and fauna that should be conserved and enriched through the actions set out in the *County Wildlife Site Management Statement*, which alongside the 'Sound and Estuaries' section of the *Plymouth's Green Infrastructure Delivery Plan* provide evidence of the special value of the foreshore and inter-tidal zone.

Plymouth Hoe is home to rare plants suited for a coastal limestone environment. The slopes leading down from the top of the Hoe to the sea have several patches of unmanaged habitat well suited for rare plants due to limited disturbance. Although these areas are part of the Hoe foreshore, there is still a risk that these areas could be developed and would benefit by including them in future habitat management plans. Rare plant species on the Hoe foreshore include Ivy Broomrape, Plymouth Thistle, Slender Thistle, Bladder Campion, Sea Spleenwort, Brookweed, and Plymouth Campion.

Plymouth Sound National Marine Park will continue to be developed during the lifetime of the Hoe Neighbourhood Plan. The park's goal is to get more people involved and give them reasons to care about this important marine environment. It provides more opportunities for marine business innovation, education, recreation, and conservation. Development of the National Marine Park is strongly supported by local people, who recognise the benefits that this will bring economically and environmentally.

The community recognises that the climate and nature emergencies will have a profound impact on our blue and green environment. The community supports Plymouth City Council's

declaration of climate emergency and associated *Climate Emergency Action Plan*, as well as *Plymouth and South West Devon Joint Local Plan* Policy DEV26 and Policy DEV28 that aim to mitigate climate impacts on biodiversity, trees, woodlands, and hedgerows. The Hoe Neighbourhood Plan seeks to strengthen protections for local blue and green spaces wherever possible.

The recently published *Plymouth Plan for Nature and People 2025–2030* highlights the importance of our blue and green environment. Its goal for Plymouth is "to become an engaged, nature rich ocean city, where every citizen benefits from, contributes to, and connects with nature. It builds upon successful foundations laid in the Plymouth Plan and recent partnership delivery to transform our natural environment network into one that is inclusive, community centred, climate-ready, biodiverse, and celebrated locally and globally." The plan aims to empower local communities to identify and protect their blue and green spaces and emphasises the need to "place communities at the heart of stewarding these spaces".

The public consultation for the *Plan for Nature and People* identified both opportunities and challenges for achieving these goals (see Table 9: Current State of Nature in Plymouth's Urban Environment). On the positive side, there are legislative changes that provide greater protection for nature and empower communities to have a say in what happens in their local green spaces. Among the challenges are the conflict between development and nature conservation, inadequate and unreliable funding for green initiatives, increasing urbanisation, and under-representation of community groups in the planning process.

The plan showed that Natural Capital Accounts produced for the city in 2020 showed that visits to Plymouth's parks and natural spaces result in an estimated £162 million per year in gross benefits to local communities and £150 million per year in health benefits. Park and green spaces also create an annual increase of £11 million in the value of residential properties and help regulate the climate by removing £400,000 worth of greenhouse gases each year.

The conclusion of the *Plan for Nature and People was that "*We know that Plymouth has amazing natural spaces and people who care deeply about them. This Plan brings these together and shows how we can build a greener, fairer and more resilient city — one where everyone benefits from nature, wherever they live. But we can't do this alone and as highlighted through the Plan for Nature and People's engagement we need everyone to play their part — local residents, community groups, businesses, schools, and public services. By working together, we can make sure the city's natural spaces are protected, improved, and used in ways that bring people together, support wildlife, and boost local jobs. We're proud of what Plymouth has already achieved, but there's much more to do. With this Plan, we have a clear and realistic path forward to develop a city where nature is valued, protected, and celebrated — by everyone, for everyone."

Table 9: Current State of Nature in Plymouth's Urban Environment

Opportunities and Strengths	Challenges and Concerns
Green Initiatives and Community-Led Projects: • Strong sense of community ownership in areas like Devonport • Emerging opportunities in mapping and protecting green assets • Habitat creation initiatives and bio-corridors increasing accessibility for nature conservation Urban Greening and Conservation Efforts: • Nature Integrated Construction (NIC) policies are shaping planning rules • Union Street green building showcases urban greening potential • Green Minds program demonstrated the social, economic, and environmental benefits of sustainable urban planning Policy and Governance Efforts: • Plymouth was the first council to declare an ocean motion, signalling commitment to environmental priorities • Brownfield site regeneration presents opportunities for sustainable development and/or nature-based solutions • National policy changes, including mandatory BNG requirements, present new ways to integrate nature into development	Conflict Between Development and Nature: • Lack of stipulations on sustainability within planning regulations • Prioritisation of economic growth over nature • Pressure to build on green spaces due to government housing targets Fragmented and Short-Term Approaches: • Green projects often have short-term funding cycles that lack continuity • Government grants focus more on trees than meadows, limiting biodiversity efforts • Planning decisions sometimes lack transparency, leading to public distrust Urban Infrastructure and Environmental Degradation: • Insufficient maintenance of urban green spaces, leading to litter, fly-tipping, and vandalism • Lack of green and blue spaces in key areas, particularly in the city centre • Oversized carriageways and excessive concrete surfaces limit street trees and SUDS • Increased urbanization puts pressure on natural ecosystems Public Engagement and Communication Issues: • Residents often unaware of existing environmental projects and their benefits • Mixed messaging on climate and environmental priorities causes eco-anxiety and inaction • Community groups feel underrepresented in planning and decision-making processes

(Source: *Plymouth Plan for Nature and People*)

Policy BG1: Local Green Space Designations / Development on Green Spaces

Justification:

The Hoe's combination of landscape quality and varied public use is highly valued by the community and should be protected and enhanced. The foreshore is especially important to local people. It is the point at which blue and green spaces meet, where the demands of tourism and leisure come into direct contact with some of our most sensitive ecology. As an integral aspect of the character of the Hoe Neighbourhood Area and a place where tourism, commercial, leisure, and ecological interests overlap, the foreshore presents a particular challenge to balance the needs of businesses and tourism facilities with the need for free public access and the need to protect habitats and biodiversity.

Plymouth's *Green Space Strategy 2008-2023*, which is now out of date, set out Plymouth City Council's aim to achieve a quantity standard of 5.09 hectares of accessible green space per 1000 population. Plymouth's *Green Space Strategy Background Report* noted that the Plymouth South Sub-Area has less green space per person than the city average (3.64 hectares/1000 population compared to an average of 5.21 hectares/1000 population). This means current provision per capita in the area is just 70% of average. The Plymouth Open Space Assessment 2017 showed that of the 3,500 hectares of open space surveyed, 58% (2030 ha) was publicly accessible. It also noted the uneven distribution of accessible natural space. PCC manages and maintains 1363 hectares of this open space and has seven Green Flag parks and natural spaces across the city, two of which are in the Hoe Neighbourhood Area (Hoe Park and West Hoe Park).

Plymouth's *Plan for Nature and People 2025-2030* emphasises the importance of the city's natural assets and recognises that they are under pressure. One of its key goals for the coming years is to create "A connected, high-quality network of thriving habitats – on land and water, on the coast and at sea - that supports wildlife and people, monitored to national standards alongside nature-connected, empowered communities co-stewarding these local natural spaces."

Community groups are an essential part of the *Plan for Nature and People*. Plymouth has 18 formal "Friends of" groups, of which the Hoe Neighbourhood Forum is one. These groups are actively maintaining and stewarding 109 natural spaces across the city. One of the initiatives in the Plan for Nature and People is to "work with communities to co-design and co-produce neighbourhood-level Landscape Masterplans to support delivery of the nature recovery network, relevant strategies and city-wide investment pipeline".

The *Plan for Nature and People* has an objective to increase the number of events and the diversity of attendees in the city's natural spaces. The proposed actions include "an annual programme of outdoor and water cultural and sporting events to support our cultural sector, attract new users and add vibrancy ***in ways that don't damage the long-term condition of parks***." PCC wants to work with organisers to ensure that events meet required sustainability standards. This is important to our community too.

Our community supports the designation of green spaces within the *Plymouth and South West Devon Joint Local Plan 2014-2034*. The community identified green and open spaces of local significance that are of particular importance, and the Hoe Neighbourhood Forum had AECOM audit them to determine which spaces fulfilled the requirements of the *National Planning Policy*

Framework (paragraphs 106 and 107) for Local Green Space designation. (This designation gives them an additional level of protection over and above that within the Joint Local Plan, equivalent to Green Belt status.) The *Local Green Space Audit for the Hoe Neighbourhood Plan* identified eight sites that met the strict criteria. These were proposed in the draft version of the Hoe Neighbourhood Plan. During the Regulation 16 review, the Independent Examiner removed three of these areas from the list – the Hoe Park, the foreshore, and Citadel slopes. Due to their national listing status, these three areas already benefited from a high level of protection. The remaining five sites are listed in Table 10 below. The community will resist development on our Local Green Spaces, particularly if it would result in an unacceptable conflict with the Hoe's diverse amenity functions and important natural habitats.

Evidence points towards increasing developmental pressure on the waterfront. The Plymouth Plan's *Waterfront Evidence Base* reports that "it is currently expected there will be increased demand on waterfront areas due to a predicted increase in population to 300,000" (Waterfront Evidence Base, p 6). While the *Plymouth Waterfront Strategic Masterplan* seeks to "encourage greater use of the Hoe Foreshore by opening up disused buildings to allow water related activities and food and drink" (*Plymouth Waterfront Strategic Masterplan*, p 83), the *Plymouth Hoe Design Guide* warns that "numerous retail and food outlets are distributed throughout the area that lack quality and attention to detail. Additionally, these facilities include low-quality signage and outdoor furniture that does not represent the grandeur or maritime characteristics of the area" (*Plymouth Hoe Design Guide*, p 40).

Poor quality development has a detrimental impact visually, environmentally, and to the city's reputation. The *Waterfront Evidence Base* notes that "design quality is at risk at times of economic recession but is essential on waterfront sites linked to the image of the city" and it underlines "the importance of design excellence in the waterfront public realm as well as the requirement for a strong mechanism to protect waterfront land from unsuitable development" (*Waterfront Evidence Base*, p7 and p10).

Given the potential for development pressures to override environmental protections, Policy BG1 aims to hold these interests in balance for the benefit of the neighbourhood, the city, and its ecology.

Policy BG1 also helps meet objectives identified in the *Plymouth and South West Devon Joint Local Plan 2014-2034*. Policy PLY20 calls out the Hoe's importance to Plymouth. Policy DEV26 provides protection from development for locally designated sites unless "need and benefits of the development clearly outweigh the loss and where the coherence of the local ecological network is maintained." Policy DEV27 calls for the protection and improvement of accessible green space. The policy states "Existing open spaces, which also include designated City Green Spaces and Neighbourhood Green Spaces, should not be built on unless it is demonstrated that the open space is surplus to requirements; or the loss will be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss." It goes on to say, "The quality and quantity of accessible green space and play space should be improved in line with local targets and standards for the provision of green space and play space."

Intent:

Policy BG1 will help ensure that designated Local Green Spaces listed in Table 10 and shown in Figure 17 do not experience land use changes or activities that would degrade or impact their character and function or harm biodiversity and habitats. Because green spaces serve both residents and visitors by providing areas for leisure, sporting, and recreational activities, the Hoe Neighbourhood Plan identifies Local Green Spaces of particular importance to our community that require additional protection. These Local Green Space designations meet the requirements of *National Planning Policy Framework*, paragraphs 106 and 107.

Key Evidence Sources:

- Community consultation responses
- Community Engagement Report
- *Plymouth and South West Devon Joint Local Plan* Policies PLY20, DEV26 and DEV27
- *Plymouth's Green Space Strategy 2008-2023* (now out of date)
- *Plymouth's Green Space Strategy 2008-2023: Background Report* (now out of date)
- *Plymouth Plan for Nature and People 2025–2030*
- *Plymouth's Green Infrastructure Delivery Plan*
- *Plymouth Hoe and Madeira Road County Wildlife Site Management Statement*
- *Waterfront Evidence Base* informing the *Plymouth Plan*
- *Plymouth Waterfront Strategic Masterplan*
- *Plymouth Play Assessment 2017*
- *Biodiversity Network Creation Process 2017*
- *Revised Plymouth Green Space Policy Development Process*
- *Plymouth Policy Area Tree Canopy Cover Assessment*
- *Local Green Space Audit for the Hoe Neighbourhood Plan*
- *National Planning Policy Framework*

Table 10: List of Local Green Space Designations

Reference	Green Space Name (Description)	Size (hectares)
a)	West Hoe Park	1.43
b)	Millbay Park	0.97
c)	Slopes off Hoe Road (land between higher and lower Lambhay Hill)	0.46
d)	West Hoe Tennis Courts (including surrounding park)	0.49
e)	The Mound (area opposite Citadel gates)	0.40

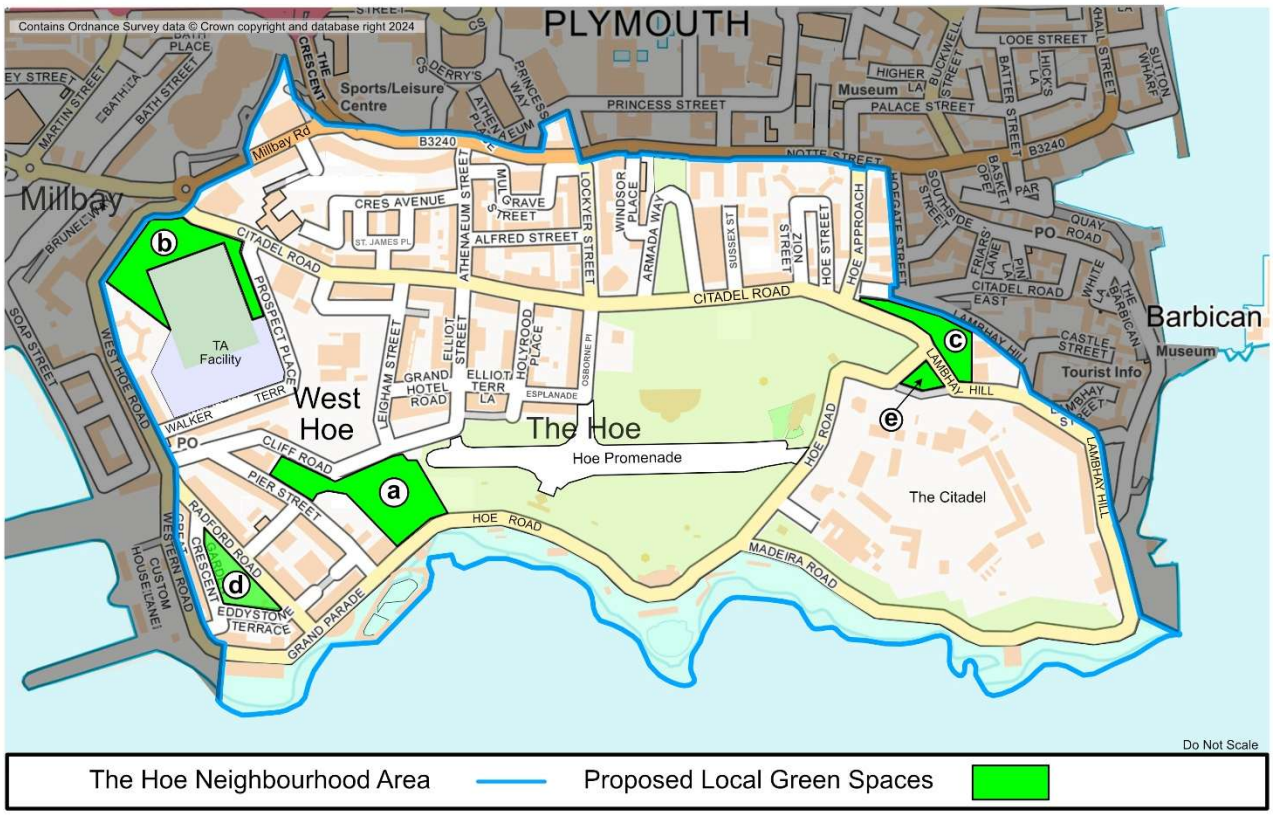


Figure 17: Local Green Space designations

Policy BG1: Local Green Space Designations / Development on Green Spaces

1. The areas listed below and shown on Figure 17 are designated as Local Green Spaces:
   a) West Hoe Park
   b) Millbay Park
   c) Slopes off Hoe Road (land between higher and lower Lambhay Hill)
   d) West Hoe Tennis Courts (including small park)
   e) The Mound (area opposite Citadel gates)

2. Inappropriate development on any of the areas listed above will not be supported except in very special circumstances.

Policy BG2: Protection of Trees, Hedges, and Biodiversity
Policy BG3: Protection of Street Trees

Justification:

The Hoe's biodiversity assets include trees, hedges, green spaces, the Hoe foreshore, and micro-habitats distributed across the Neighbourhood Plan Area's parks, gardens, seafront, and built environment. The local community has expressed strong support for the retention and enhancement of trees within the area, in both park and street settings. There is a growing recognition of the importance of trees to society, particularly in urban environments, where the urban forest has the potential to provide a broad range of benefits to people and the environment. Alongside tree protection, the local community recognises the importance of hedges and shrubs as part of the local ecosystem, particularly for their role in providing habitats for birds, small mammals, and invertebrates and sustaining biodiversity. The unique environment of the foreshore is also highly valued for its biodiversity potential.

According to the *Plymouth Plan for Nature and People 2025-2030*, "Urban communities require trees as essential infrastructure to support public health and climate resilience. The UK Tree Equity Score highlights whether the critical benefits of urban tree canopy cover are reaching those who need them most—communities in tree-poor neighbourhoods who are disproportionately affected by environmental hazards like extreme heat and pollution. In Plymouth there is a distinct variation with some parts of the city scoring as low as 52/100 whilst others achieve 100." The plan's goal is to increase tree canopy cover to achieve a Tree Equity score of at least 75 in all neighbourhoods. In the Hoe Neighbourhood Area, only the waterfront area of the Hoe and West Hoe (LSOA ID E01034161) achieves a score of 75, while the other two areas score 65 and 67. (See the Tree Equity Score UK website for details.)

Tree canopy cover for Plymouth Hoe is about 9% – about half that of the wider Plymouth urban forest (*Plymouth Hoe Design Guide*, p103), and therefore policies BG2 and BG3 aim to retain existing trees and increase canopy cover to a target of 15% where this does not conflict with other landscape priorities. The existing trees on Plymouth Hoe have a significant capital asset value and provide valuable amenity and ecosystem services to the local area. This inherent value will increase over time as trees grow in stature, justifying current and future investment in this important resource. Most of the trees on the Hoe are semi-mature, and this underlines both the increased value of the existing mature trees and the positive prospects for the next generation of mature trees as the currently semi-mature stock increases in size and age. The principle of "the right tree in the right place" should be used to ensure that new tree planting and establishment is successful, easy to maintain, and promotes greater biodiversity and resilience to climate change.

The *Plan for Nature and People 2025-2030* has a stated goal to plant 1,000 individual urban trees in Plymouth by 2030 with a range of schemes to return street trees to neighbourhoods across Plymouth. With Policies BG2 and BG3, the Hoe Neighbourhood Plan has the objective of increasing our tree canopy cover and Tree Equity Score by supporting tree planting in our area.

Policies BG2 and BG3 are informed by the *Local Green Spaces Audit* for the Hoe Neighbourhood Plan, by the management plans for each of the designated local green spaces, and by AECOM's *Assessment of Trees* for the *Plymouth Hoe Design Guide*, which quantifies existing tree cover and makes recommendations for its enhancement.

The policies are also informed by Plymouth City Council's *Declaration of Climate Emergency*, with further supporting evidence contained in the *Plymouth Hoe Design Guide*, *The Plymouth Plan for Trees*; the *Plymouth Policy Area Tree Canopy Cover Assessment*; Plymouth City Council's *Tree Management Principles 2019-2024,* and *Plymouth and South West Devon Joint Local Plan* Policies DEV26 and DEV28.

The *Plan for Nature and People 2025-2030* was prompted by the implementation of the Environment Act 2021, which requires local authorities to care for and enhance biodiversity in their local area, reporting on their activities and engaging with communities where street trees need to be removed. The Environment Act 2021 also made Schedule 7A of the Town and Country Planning Act 1990 part of national policy, introducing Biodiversity Net Gain requirements for all developments to deliver a 10% biodiversity net gain (BNG). This clearly applies to sites developed within the Hoe Neighbourhood Area. Where on-site BNG cannot be achieved, this plan requires developers to provide the BNG on other appropriately registered sites within the Hoe Neighbourhood Area whenever possible. The *Plan for Nature and People* supports the Local Planning Authority in using appropriate planning conditions and developer contributions to ensure developers follow mitigation and BNG hierarchy to minimise impact on and *improve* the natural environment.

Intent:

Policies BG2 and BG3 protect existing trees and hedges from being lost to development, require mitigation or compensation for any trees or hedges lost through development, and encourage tree and hedge planting initiatives. The strategic objective of these policies is to increase tree canopy cover to a target of 15%, alongside increasing other habitat provision in the Hoe Neighbourhood Area and to safeguard existing trees, hedges, and habitats that contribute significantly to the environmental quality and character of the area. Proposals that result in the maintenance, protection or increase in the provision of trees and hedges will be supported. Proposals that result in the loss of trees and hedges will not be supported unless they provide commensurate local mitigation.

Key Evidence Sources:

- *Local Green Spaces Audit for the Hoe Neighbourhood Plan*
- *Plymouth Hoe Design Guide*
- *Plymouth Plan for Nature and People 2025–2030*
- *Plymouth's Plan for Trees*
- *Tree Management Principles 2019-2024 and later updates*
- Plymouth City Council's *Declaration of Climate Emergency*
- *Plymouth and South West Devon Joint Local Plan* Policies DEV26 and DEV28
- *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document*
- *Biodiversity Network Creation Process 2017*
- *Plymouth Policy Area Tree Canopy Cover Assessment*

BG2: Protection of Trees, Hedges and Biodiversity

New development will be expected to safeguard trees, hedges, and biodiversity and provide biodiversity net gain in accordance with national policy. Development affecting trees, hedges, or habitats will be supported where it demonstrates:

1. Protection of existing trees (including root zones), hedges, or habitats or robust justification for any unavoidable loss
2. Replacement of end-of-life or diseased trees
3. New tree planting or hedge or habitat creation that adheres to the principle of 'right tree, right place'
4. Support for improvement in habitat biodiversity, including habitat enhancements for mammals, birds, and invertebrates
5. Biodiversity net gain should be provided within the Hoe Neighbourhood Area, where possible

BG3: Protection of Street Trees

1. Where trees may be adversely affected by the proposed development, the applicant is required to submit a tree survey in accordance with BS 5837 (Trees in relation to construction).
2. All development that could affect street trees must provide evidence that the trees have been assessed in accordance with the most up-to-date tree management principles.
3. Any potential impacts on street trees should be minimised and mitigated in accordance with the most up-to-date tree management principles.

Blue and Green Environment Community Aspirations

1. Work with Plymouth City Council and the relevant local environmental groups:
    a) To protect unimpeded public access along the foreshore within the Hoe Neighbourhood Area, including preserving and maintaining established points of access and the right to use slipways and beaches for accessing the water, particularly for children and marginalised groups.
    b) To seek improvements in waste management and litter control to prevent or reduce plastics and other pollution on the foreshore and in the Sound.
    c) To support the ongoing restoration of bathing pools, swimming platforms, and diving boards and ancillary facilities for bathers, such as showers and WCs.
    d) To collaboratively review and update the management plans for the designated Local Green Space sites. The review process should be co-designed to ensure that the community are involved in shaping a shared vision for the implementation of projects resulting from policies BG1 and BG2. This will help to forge and sustain close consultative and collaborative links for the implementation of blue and green space management and improvement in the future.
    e) To conduct a tree audit and monitor the compliance for tree replacements and tree protection orders.
    f) To identify waste ground in the Hoe Neighbourhood Area that could be used to support biodiversity.
    g) To improve the appearance of the Hoe foreshore by removing clutter and setting a consistent and high-quality standard for external furniture, bins, bin stores, temporary structures (gazebos, kiosks, etc.) and signage.
    h) To find a practical way to reduce barbecue damage to grassed areas.
    i) To work with partners and stakeholders to apply for a Green Heritage award and Blue Flag award.
2. Represent the interests of Forum members in the implementation of the Plymouth National Marine Park and other waterfront initiatives.
3. Collaborate with other stakeholders to lobby South West Water to reduce sewage discharge and to publicise details of sea water quality, including the provision of an information board advising swimmers of daily water quality or online equivalent.
4. Encourage private garden/landowners to install bat and bird boxes and plant more trees and shrubs.
5. Survey trees, hedges, and scrub on private land within Hoe Neighbourhood Area using available aerial maps and other methods that respect residents' privacy.
6. Work with the Harbour Commissioner and other stakeholders to create and maintain safer swimming zones, marker buoys, with separate areas for motorised leisure craft (jet skis) away from the foreshore.
7. Work with PCC to improve connectivity between parks, green spaces, and waterfronts to create cohesive urban nature corridors.
8. Work with PCC to encourage tree management that preserves important views.

Pedestrian and Transport Policies

Objective:
Maintain and improve transport and infrastructure connectivity to meet the needs of people who live, work and visit the area, while supporting a low-carbon, low-emissions future

Background:
The transport network has a significant impact on an area's sustainability and capacity for growth. The Hoe is a complex area that accommodates visitors as well as residents, with its transport and infrastructure serving both. The Hoe Park and the waterfront are popular destinations, with high levels of pedestrian footfall and motor traffic, including coaches.

City heritage trails, including the Hoe Trail, Plymouth Powerful Women, and the Mayflower Trail, encourage walking and exploration of the area on foot. The *Plymouth Hoe Design Guide* points out that the area's topography and urban form present barriers to pedestrian movement. Future development should strive to enhance permeability and connectivity for walkers where possible, especially for Armada Way, which is the main pedestrian link between the city and the waterfront. There is also scope to improve wayfinding across area, especially on the steep terrain along the waterfront.

Plymouth's bus service 25 operates a half-hourly circular route connecting the Hoe, the Barbican, and the city centre, which in the summer operates as an open-top sightseeing bus. Bus stops for services to wider Plymouth and the region are located a short walk away on Royal Parade in the city centre, and the main railway station is a 15- to 30-minute walk. Maintaining and improving public transport connectivity are important to local people.

The Hoe Neighbourhood Area is accessed by car via several major roads, including Notte Street, Lambhay Hill, Madeira Road, Hoe Road, and West Hoe Road. There is scope to improve these routes to create a positive sense of arrival on the Hoe. The *Plymouth Hoe Design Guide* offers advice on how this might be achieved.

Notte Street, which forms the Hoe Neighbourhood Area boundary to the north, is an important and often busy arterial route that is part of the city centre's ring road. Citadel Road, which runs from east to west through the area, is also well-used and can become congested during school-run times. A one-way system (with cycle contraflow) is in place to manage vehicle traffic on the waterfront sections of Madeira Road and Hoe Road, which are popular pedestrian routes and part of both the South West Coast Path National Trail and National Cycle Route 27.

Feedback from our consultations highlights continuing issues with vehicle speed and noise. Modified vehicles, such as e-bikes without speed governors and vehicles with illegally loud exhaust systems, are a problem in the area. A circuit formed by Madeira Road, Hoe Road, Grand Parade, West Hoe Road, Notte Street, and Southside Street is a particular concern because it is a route often used to show off in loud cars and motorbikes.

Policy PT1: Promoting Sustainable Mobility

Justification:

Plymouth City Council has declared a climate emergency. The UK government has enshrined a target in law to reduce carbon emissions by at least 81% compared to 1990 levels by 2035 and achieve net zero carbon emissions by 2050. The current need to move rapidly to reduce carbon emissions and urgently bring about more sustainable modes of transport underlines the imperative for a sustainable mobility policy. Both national strategy and local strategy, such as the Department of Transport's *Future of Mobility: Urban Strategy and Plymouth's Climate Emergency Action Plan,* aim to increase walking, cycling, and use of public transport.

The local community expressed a desire to balance the needs of vehicular traffic and pedestrians and cyclists, especially in residential streets and along the waterfront. Both the *Plymouth Plan Waterfront Evidence Base* and the *Plymouth Waterfront Masterplan* propose exploration of the potential to restrict vehicle access at certain times to Madeira Road and Hoe Road to free up waterfront space for pedestrians and cyclists (*Waterfront Evidence Base*, p 7, and *Plymouth Waterfront Masterplan*, p 39 and p 83). This was also broadly supported in a survey of the wider Forum membership (see the Forum's Madeira Road Vision Survey responses).

The Hoe Neighbourhood Forum recognises that the Hoe Neighbourhood Plan exists within the context of climate emergency and that action is needed to achieve net zero carbon emissions. Policy PT1 seeks to encourage and enable more walking, cycling, and use of public transport and adds value to the *Plymouth and South West Devon Joint Local Plan* Strategic Policies SPT9 and SPT10.

Intent:

Over the lifetime of the Hoe Neighbourhood Plan, the *Plymouth and South West Devon Joint Local Plan* Strategic Policies SPT9 and SPT10 should lead to traffic management measures designed to ease local traffic and parking issues, reduce noise and air pollution, and deliver a more pleasant environment for all. Policy PT1 establishes local planning policy for the Hoe Neighbourhood Area that encourages behaviours that support these measures.

Key Evidence Sources:

- Community consultation responses
- Community Engagement Report
- *Plymouth and South West Devon Joint Local Plan* Policies SPT1, SPT2, SPT9, SPT10, PLY6, PLY20, PLY37 and DEV29
- *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document*
- *Plymouth Local Transport Plan 2011-26*
- *Plymouth and South West Devon Joint Local Plan Baseline Transport Conditions Report*
- *Plymouth and South West Devon Joint Local Plan Transport Infrastructure Statement*
- *Plymouth Climate Emergency Action Plan*
- *Combustion-Free Mobility for Plymouth*
- *Future of Mobility: Urban Strategy*
- *Plymouth Hoe Design Guide*
- *Prioritising Pedestrians & Cyclists on Madeira Road and Hoe Road*

Policy PT1: Promoting Sustainable Mobility

1. New development should be designed to support a more sustainable local transport network. Proposals will be supported where they provide for walking, cycling, and public transport. Cycle storage should be incorporated into the design of residential developments wherever possible.
2. Proposals for on-street/curb-side public electric vehicle charging points or mobility hubs in suitable locations will be supported, provided they are sited appropriately, do not unreasonably reduce the availability of existing parking places, and do not impede pedestrian or cyclist safety.

Policy PT2: Parking

Justification:
Due to its attraction as a visitor destination and proximity to the city centre, demand for parking space in the Hoe area is high. Most streets have on-street parking bays, which are generally dedicated to resident permit-holders in residential side-streets and shared with pay-and-display visitor parking on roads with direct access to the Hoe Park and the waterfront.

The *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document* encourages car-free development in certain areas of the Hoe Neighbourhood Area, to be considered on a case-by-case basis (page 155). The Hoe would be one of the most suitable places in Plymouth for car-free development, given its host of amenities and proximity to the city centre. Policy PT2 adds value to the *Plymouth and South West Devon Joint Local Plan 2014-2034*, reflecting the benefits of car-free development in encouraging sustainable transport and meeting the requirements of Policy PT1.

The local community has, however, highlighted the importance of managing on-street parking demand, both by ensuring that new development has sufficient on-site parking and by supporting innovative parking solutions and the introduction of more sustainable forms of transport.

Intent:
Policy PT2 expects new developments to provide parking that meets demand while also meeting the requirements of Policy PT1.

Key Evidence Sources:
- Community consultation responses
- *Plymouth and South West Devon Joint Local Plan* Policy DEV29
- *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document*
- *Plymouth Waterfront Strategic Masterplan*
- *Waterfront Evidence Base*
- *Plymouth Hoe Design Guide*

Policy PT2: Parking

1. Where appropriate, development proposals should provide sufficient parking to meet and manage local parking demand to help address local parking pressures.
2. Where appropriate, development proposals should be supported with a travel plan.
3. Proposals that creatively respond to the complex challenge of managing parking demand and addressing climate change (e.g., through shared mobility schemes) will be supported.

Pedestrians and Transport Community Aspirations

1. Promote walking, cycling, and public transport for short journeys, which will be achieved by making walking and cycling easier and safer in the area and supporting city-wide initiatives where applicable to Hoe residents, such as main routes from the Hoe to the city centre or to main working areas such as Derriford or the dockyard.
2. Work with Plymouth City Council and other partners to:
    a) Review the management and cost of resident parking permits and parking areas to ensure a fair distribution.
    b) Identify opportunities for more efficient use of existing parking spaces, including car parks and underused private parking spaces.
    c) Investigate additional speed controls in areas of reported excessive speed and evaluate the benefits of extending the 20mph zone to other areas of the Hoe Neighbourhood Area.
    d) Identify ways to reduce the impact of excessively noisy or illegal motor vehicles in the Hoe area.
    e) Enhance the safety of both pedestrians and cyclists and introduce measures, where practical, to provide separate routes.
    f) Improve the condition and accessibility of public paths and pavements in the area, such as a handrail for the steep steps alongside the Citadel opposite the Corinthian and safe pedestrian crossing places on main routes such as Citadel Road and Lockyer Street.
    g) Investigate public transport initiatives to improve the provision of public transport in the area, such as services for:
        - Access to doctors, pharmacies, shops, etc., for residents with and without disabilities
        - Events on the Hoe to reduce visitors travelling by car
        - Park & Ride services to the Hoe during busy summer months

Housing Policies

Objective:
Provide a sustainable and balanced mix of housing that serves all sections of the community.

Policy HS1: Housing Mix, Accessibility and Environmental Standard

Justification:
Housing development (new build and conversions or alterations of existing stock) should support the evolution of a balanced community and a sustainable linked neighbourhood, as defined in *Plymouth and South West Devon Joint Local Plan* Policy SPT2.

The Hoe Neighbourhood Area is a unique locale. It is both a residential area for permanent residents and a tourism destination with associated holiday and hospitality accommodation for temporary and short-term visitors. The Hoe is a neighbourhood within a city and therefore its housing issues are inextricably linked to factors in Plymouth's wider housing and hospitality markets.

The *Housing Needs Assessment* prepared by AECOM for the Hoe area identified the proportion of housing tenures as about 53% private rental, 30% private ownership, 16% social rental, and 0.2% shared ownership. Rates of private home ownership were significantly lower than district (59%) and national (63%) averages, and private rental correspondingly higher (20% district and 17% national). The *Housing Needs Assessment* also found that affordability is a challenge in the Hoe Neighbourhood Area, with both entry-level house prices and private rentals unaffordable to households on average incomes, and it recommended that affordable rental housing be prioritised.

Private rental tenure includes Houses in Multiple Occupation (HMOs), purpose-built student accommodation, and student-only dwellings (category N Council Tax exempt), of which there were 101 in the Hoe Neighbourhood Area in 2021. An Article 4 Direction incorporating the Hoe area came into force in September 2012 to control the number of properties classed as HMOs. (The Town and Country Planning Act 1990 allows a local authority to make an Article 4 Direction when the character of an area of acknowledged importance might be threatened.) In 2019, through the *Plymouth and South West Devon Joint Local Plan's* Policy DEV11, Plymouth City Council sought to further restrict the number of HMOs within the designated Article 4 area by setting a threshold to ensure the proportion of dwelling units in multiple occupation does not exceed 10% of the total dwelling stock within 100 metres of an application site. JLP Policy DEV11 also states that Houses in Multiple Occupation within the Article 4 area will be resisted where they sandwich non-HMO residential properties. In the interests of sustaining a balanced community, the Hoe Neighbourhood Forum supports the Article 4 Direction and will support its renewal if reviewed in future.

The dominance of private rental tenure in the Hoe Neighbourhood Area is partially explained by the urban location and partly by the growing market in recent years for short-term holiday accommodation and second home ownership. A report prepared by Colliers (2019) shows that Plymouth experienced significant growth in the AirBnB market from 2014 onwards. Between 2010 and 2018 the supply grew at an annual growth rate of 74%, and there were 946 active

rentals in 2018, with ongoing growth anticipated. Much of Plymouth's AirBnB supply was found to be within or close to the Hoe Neighbourhood Area.

At the time of writing, levels of short-term holiday lets and second home accommodation have not yet reached the critical levels experienced by other coastal towns. However, the Hoe Neighbourhood Forum is conscious that the issue should be monitored over the life of the Plan to ensure that the social sustainability of the Hoe Neighbourhood Area is not endangered. Community Aspirations and policy review are proposed to monitor the evolving picture.

Local hospitality businesses have also noted that AirBnB accommodation is not subject to the same regulation as traditional B&Bs and hotels. The Hoe Neighbourhood Forum is committed to working with local businesses through Community Aspirations to support the introduction of a level regulatory playing field for all hospitality providers.

The *Housing Needs Assessment* data shows that the Hoe Neighbourhood Area's existing housing stock has more than double the percentage of flats than Plymouth or England as a whole. Many of the large terraced houses in the Hoe Neighbourhood Area have been converted into flats, and 88% of all dwellings in the area have just one or two bedrooms. There is a marked need for more three- or four-bedroom dwellings that would meet the needs of families and other multi-generational households.

The *Housing Needs Assessment* also found that the Hoe Neighbourhood Area has a significantly higher percentage of people aged 25-44 than both wider geographies and a lower percentage of people aged 0-15. While the Hoe Neighbourhood Area's proportion of those aged 65-84 and 85 and over is only marginally greater than wider Plymouth's, there is a large cohort of people in the age group likely to enter retirement age over the Plan period. The construction of an extra care facility providing 80 apartments started in 2018 in Millbay, just outside of the Hoe Neighbourhood Area, but at the time of writing, this project had stalled. Even if completed, it is likely to serve a wider catchment area for the city as a whole. The *Housing Needs Assessment* therefore recommended that the needs of an ageing population be considered. The Hoe Neighbourhood Forum believe that this could be addressed through developments and existing buildings that support multi-generational living, as well as supported living facilities. The Hoe has a significant number of large terraced dwellings that, when arranged as family houses, can accommodate current trends for young people staying at home longer and older relatives being supported by their extended families.

Although Policy HS1 does not exceed the requirements of the *Plymouth and South West Devon Local Plan*, it adds detail in accordance with the Housing Needs Assessment tenure and affordability evidence. Within the Hoe Neighbourhood Area, Policy HS1 aims to achieve:

- A balanced age demographic with a mix of household types, including families with children, older people, students and sharers, couples and singles, and visitors
- A balance of tenures: private and affordable, rental and owner-occupied, shared housing, student accommodation, older-persons housing, and holiday accommodation
- A range of different sized homes from one-bedroom flats to larger family houses. This includes sufficient options so people can remain in the area through all stages of life if they wish.
- A level playing field for all hospitality providers, whether regulated or unregulated (e.g., for both short-term holiday lets and traditional hoteliers).

Intent:

Policy HS1 requires that local housing needs be addressed by future residential development in terms of tenure, type, size, and accessibility. The *Housing Needs Assessment* commissioned by the Hoe Neighbourhood Forum provides strong evidence for this policy.

Key Evidence Sources:

- *The Hoe Housing Needs Assessment*
- Colliers International *Hotel and Other Accommodation Supply & Demand Study*
- *Appendix 2: Hoe Neighbourhood Area Local Heritage List*
- *Plymouth and South West Devon Joint Local Plan* Policies DEV11, DEV29, and DEV32
- *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document* (pages 38 to 53)
- *Plymouth and South West Devon Strategic Housing Market Assessment Part 1*
- *Plymouth and South West Devon Strategic Housing Market Assessment Part 2*
- *Plymouth and South West Devon Joint Local Plan* – Market Signals Update
- *The Housing Needs of Physically Disabled People in Plymouth*

Policy HS1: Housing Mix, Accessibility, and Environmental Standard

Development proposals for dwellings should demonstrate how the applicant has sought to meet the most up-to-date assessment of local housing need. Specifically, the Hoe Neighbourhood Forum will support proposals for:

1. A mix of housing sizes (including one-, two-, three- and four-bedroom units) and tenures (including affordable rent and intermediate home ownership) that seek to provide suitably designed homes for singles, various types of families, and older people

2. The conversion of flats back into family homes

3. Developments that exceed the “accessible and adaptable dwellings” requirements in the Building Regulations Part M4(2) to meet the lifetime needs of residents

4. New developments and conversions that meet or exceed low carbon targets and best practice energy performance requirements

Other Housing Sites

In addition to the allocated sites, other small windfall sites within the Hoe Neighbourhood Area have the potential to come forward for development (residential, commercial or mixed) within the life of the Hoe Neighbourhood Plan. These will be expected to address the requirements of all policies in the Plan.

Community Involvement

There is strong support from the community for early-stage, meaningful community engagement in the process of development for any future proposal that will have an impact on the community by virtue of its size, scale or prominence. The Hoe Neighbourhood Forum would urge all developers to undertake consultative master-planning work with and through the Forum. The Forum will encourage pre-application enquiries and assist in community consultation and engagement.

Housing Community Aspirations

1. Monitor the proportions of housing tenure for short-term holiday lets and second homes to assess the impact of these growth markets on a sustainable community. Review the requirement for a Principal Residence policy in response to emerging data at appropriate intervals.

2. Work with businesses and other stakeholders to support the introduction of a level regulatory playing field for all hospitality providers.

3. Work with Plymouth City Council to map second homes and Houses of Multiple Occupation in the Hoe Neighbourhood Area.

4. In the interests of sustaining a balanced community, the Hoe Neighbourhood Forum supports Plymouth's Article 4 Direction regarding house in multiple occupation (HMOs) and will support its renewal if reviewed in future.

Infrastructure Improvements and Provision

Objective:
Support a sustainable and fair local economy

Background:
In areas where a neighbourhood development plan has been through a successful referendum and has been 'made' by the local authority, the legislation allocates 25% of the Community Infrastructure Levy (CIL) receipts collected from developments within the neighbourhood area as the 'neighbourhood portion' (elsewhere it is 15%). For the Hoe Neighbourhood Area, which does not come under the jurisdiction of a parish or town council, the 'neighbourhood portion' is retained by the local authority, Plymouth City Council, and should be spent within the area, following consultation with the community.

The draft version of the Hoe Neighbourhood Plan presented the priorities for CIL spending in the local area as a policy (Policy DC1). The Independent Examiner advised that it did not meet the criteria for a planning policy (not a land use issue) but could be included in the Plan to make our priorities for CIL spending clear. The intent of the policy has been reformulated as a set of community aspirations for infrastructure improvements.

Despite perceptions, the Hoe Neighbourhood Area has higher levels of deprivation (Index of Multiple Deprivation score 26.8) than the Plymouth average (IMD 24.1). Developer contributions arising from local development can help to address relative disparities in deprivation by being spent within the local area. The community would like to see development that puts additional pressure on local infrastructure, including our blue and green spaces, help mitigate these pressures through developer contributions.

The Hoe and the waterfront are spectacular, free, and should be accessible to all. Fully inclusive physical access is limited by the topography, footpaths around the Hoe Park and foreshore tend to have stepped access due to the steepness of the terrain, with handrails only in the steepest areas. However, the Hoe Promenade, Madeira Road, and Hoe Road all provide step-free moderate-gradient level routes for enjoying waterfront views, and parking is available for blue badge holders on the Hoe Promenade.

The existing community facilities (pubs, clubs, community rooms, church halls, and the GP surgery) within the Hoe Neighbourhood Area are important resources for the local community and should be retained. *Plymouth and South West Devon Joint Local Plan* Policies SPT1 (Delivering sustainable development) and SPT2 (Sustainable linked neighbourhoods and sustainable rural communities) expect developments to support social inclusion, including access to local services, community facilities, and spaces that foster community life. Policy DEV18 (Protecting local shops and services) includes specific provisions on "community facilities" and resists their unnecessary loss where they are important to the community, with detailed implementation guidance in the Supplementary Planning Document.

The Hoe Housing Needs Assessment determined that the Hoe Neighbourhood Area has a higher proportion of elderly people than the general Plymouth population. The proportion of residents aged 75 and above will rise from 10.9% in 2011 to 16.3% by 2034. This is higher-than-average growth compared to Plymouth, at 5.4% compared to 3.8%. Of those aged 75 and over, 32% say they are limited a lot in their day-to-day activities, and a further 29% are limited a little, as recorded in census data.

The JLP's *Strategic Housing Market Assessment* report also identifies that 20% of the resident population in the Housing Market Area have long-term health problems or disabilities and that there is a broader need for homes to be suitable for these people because of the underlying and increasing level of need.

The Plymouth City Council report on the housing needs of the physically disabled provides evidence for the needs of disabled users. About 10% of the City's population (25,548) self-reported that their day-to-day activities were limited "a lot" by long-term health or disability problems, above the national average of 8.3%. The report identifies a need for 330 households to be modified for wheelchair users and sets out that Plymouth City Council should aim to deliver these over a 10-year period.

The *Plymouth Waterfront Strategic Masterplan* (p 83) also seeks to make walking easier by making various interventions, including removing street clutter, improving lighting and safety, redesigning public spaces, adding wayfinding, and creating entirely new walking routes. On the Hoe, it seeks to improve lighting in the Hoe Park.

The *Plymouth and South West Devon Joint Local Plan 2014-2034* identifies a need to improve accessibility and walking routes in the Hoe and the city centre in Policy PLY6 and to deliver high-quality and integrated public realm improvements in the Hoe and broader waterfront area in Policy PLY20. Policy DEV20 requires that developments contribute to high standards of community safety and deliver a good quality sense of place. The additional *Plymouth and South West Devon Joint Local Plan Supplementary Planning Document* (p 87-97) specifies that new developments should create accessible and inclusive environments that feel safe and enable active and healthy lifestyles and well-being. The needs of the most vulnerable users should be considered first when designing new places or integrating new development within existing places.

The ageing population of the Hoe Neighbourhood Area, and that of Plymouth more widely, adds weight to a need for improved accessibility. Improvements to extend level access and to ensure that footpaths are well-maintained and safe are important to providing inclusive access for all and encouraging walking for local journeys.

Infrastructure Community Aspirations

1. Use the Community Infrastructure Levy (CIL) payments and Section 106 contributions allocated to the Hoe Neighbourhood Area to mitigate the impacts of development, meet the needs of the growing population, and support the delivery of infrastructure enhancements and spatial improvements.
2. Work with PCC to allocate CIL and Section 106 spending in the Hoe Neighbourhood Area to the infrastructure and improvement requirements identified by the community in line with the Hoe Neighbourhood Plan. Specific needs and opportunities identified during consultation include:
    a) Establishing a flexible community space for use by local groups.
    b) Extending the existing footpath and cycleway networks to provide better connectivity within the local vicinity and to Plymouth as a whole. Such opportunities include sites where planning permission is granted for development near existing networks.
    c) Improving the safety and accessibility of footpaths by maintaining surfaces, improving lighting, adding handrails where needed, and removing street clutter.
    d) Ensuring that all new movement routes are accessible for wheelchair users, pushchairs and prams, and those with limited ability for walking.
    e) Directing spending and/or mitigation towards blue and green space amenities that would be under additional pressure from a proposed development to support improvements identified in the relevant management plans for the designated Local Green Space sites.
3. Work with PCC to ensure that biodiversity net gain contributions arising from developments within the Hoe Neighbourhood Area are, where possible, directed towards improvements identified in the management plans for the designated Local Green Space sites in the area (see also the Plan's Policy BG2).

Culture, Tourism, and Economy

Objective:
Support a sustainable and fair local economy

Background:
Following early-stage local consultation, a Culture, Tourism and Economy sub-group was one of five topic-focused sub-groups established to research issues and develop preliminary policy wording. The group considered Culture, Tourism and Economy in all its local forms including:

- Events on the Hoe
- Heritage, leisure and tourist assets that bring people to the area
- Hospitality businesses, including accommodation and food and beverage retail
- The relationship to the city's wider economy, cultural, and tourism attractions

A rich and ambitious vision was proposed for a sustainable and fair local economy that celebrates and capitalises on the area's abundance of attractions and assets for the benefit of locally rooted businesses and residents. Unfortunately, when feedback was sought on the policies that evolved from this vision, the group were advised that none of their draft policies could be applied to matters of development control.

The Culture, Tourism and Economy section has been retained within the plan to reflect the concerns and interests of local people in this theme, with policies translated into Community Aspirations where appropriate. This section should be used to inform future policy reviews, particularly if and when new legislation brings areas of concern (such as short-term holiday let regulation) within the purview of development control. Until then, the Community Aspirations can be taken forward by the Hoe Neighbourhood Forum in collaboration with relevant partners according to priorities identified in consultation with the community.

The Hoe is a focal point for Plymouth's visitor economy and is often referred to as its "jewel in the crown". It is a destination for visits and family leisure and for events that attract local, regional and national visitors such as the annual British Fireworks Championships, live music events, and sailing races. The area also benefits from an abundance of heritage, leisure and environmental assets including the Royal Citadel, Smeaton's Tower, Tinside Lido, and the Hoe Park. Plymothians appreciate the value of the South West Coast Path, which enhances access to nature for locals and visitors, while supporting tourism and contributing to the city's economy. The lively culture of the Hoe is valued by residents, but locals have also highlighted the importance of respecting the residential character of the area and preventing any damage to the Hoe Park as a result of mass gatherings.

There is a diverse offering of visitor accommodation from small independent hospitality providers to large international hotel chains. In recent years the market for smaller B&Bs has contracted as AirBnB and other short-term lets has grown, and the loss has had a regrettable impact on the character of the area.

The Hoe's hospitality infrastructure also serves the wider economy of Plymouth, hosting visitors to the city's higher education institutes, to its theatres, museums and galleries, to sporting and cultural events, to Devonport Dockyard and Princess Yachts, and to its world-leading marine biological research facilities (the Marine Biological Association, and Plymouth Marine

Laboratory, both located on the Hoe). The local community are proud to host visitors to Plymouth and are keen to support a thriving and diverse economy that is ecologically sustainable and delivers inclusive growth.

The Waterfront and Foreshore

The Hoe waterfront has a family-friendly character with a mix of attractions for all ages and tastes. Several popular cafes and restaurants are located along the Madeira Road-Hoe Road waterfront, which also provides pitches for ice cream vans. Local residents are keen to preserve the family-friendly character of the waterfront, to protect public access along the foreshore, and to resist the potential for cafes and bars to become nightlife destinations.

The Hoe foreshore is a County Wildlife Site providing valuable habitats for flora and fauna. Control of litter and plastic pollution is important to providing a safe and accessible waterfront, and new attractions that promote a more sustainable relationship with the marine environment, such as responsibly sourced seafood, are welcomed.

The Hoe also enjoys a number of historic monuments and heritage assets which are part of its attraction to visitors and symbols of its culture.

National Marine Park

The Plymouth Sound National Marine Park was designated in 2019, enhancing opportunities for marine business innovation and access to and enjoyment of the water, along with its social and health benefits, education, and conservation. The designation is strongly supported by local people, who recognise the benefits that this will bring economically, socially, and environmentally.

Inclusive Growth

The Hoe Neighbourhood Plan supports the Plymouth Growth Board's Inclusive Growth Charter, which promotes sustainable and fair economic growth that benefits everyone and embraces equality, honesty, trustworthiness, and respect. Plymouth is a Social Enterprise City, and our neighbourhood plan seeks to promote the growth of independent and community-led enterprises, which are often committed to embedding these values in their business practices and have a key role to play in the future delivery of sustainable and fair economic development. It also seeks to promote a strong local economy for the area and opportunities for small local business and individuals on the tried and tested lines of Community Economic Development.

Local Amenities

Due to its proximity to Plymouth city centre, the Hoe has good access to a range of amenities and retail. There is a parade of local shops and cafes on West Hoe Road, including a pharmacy and a hairdresser, and there are small Tesco and Co-op food shops on Notte Street. These local amenities are highly valued, and many are locally owned and cater for locals and visitors alike.

One amenity that the Hoe Neighbourhood Area lacks is a flexible community space, where local groups can meet. A community centre would be a high-priority project on which to spend the developer contributions in our area. Because there is no community centre, other places within the neighbourhood – such as the Hoe Bowling Club, church halls, and pubs – are more important to the community. The Hoe Neighbourhood Forum intends to designate them as

"assets of community value", a right that was established by the Localism Act 2011. The Act introduced the Community Right to Bid, which gives community groups a right to nominate buildings or land that is important to the community's social well-being for listing by the local authority. The Right to Bid provision requires that, when a listed asset comes up for sale, there is a delay in the sale process to allow the local community time to put together a bid to buy the asset.

Only-Here Experiences

The combination of unique natural, cultural, and heritage assets provides visitor experiences that can only be found in Plymouth. These unique opportunities are described as 'only-here' experiences in the 2019 Plymouth Visitor Plan and are a key part of a local tourism strategy. The local community recognises the uniqueness of the Hoe Neighbourhood Area and can help to achieve this aim by sharing their deep understanding of local culture and their place-based knowledge, building on the globally growing and successful tourism emphasis on community-based tourism. The community is supportive of new initiatives to provide visitor facilities, attractions, events and activities that capitalise on local assets – the Hoe's landscape, biodiversity, marine environment, and heritage – and that foster inclusive growth by supporting the local supply chain for produce, materials, and labour.

Overnight Accommodation

The Plymouth Visitor Plan sets ambitious targets to increase Plymouth's visitor numbers by 15% by 2030, with a focus on short breaks and business and conference tourism. The 2019 hotel demand study by Colliers International demonstrates ongoing demand for more capacity in the serviced hotel sector and a particular interest in accommodation development in the four and five-star categories. *Plymouth and South West Devon Joint Local Plan* Policy PLY21 supports a diverse accommodation offer, including the protection of sites suitable for new high-quality hotels, as well as supporting proposals for visitor accommodation on appropriate sites, including small hotels, bed and breakfasts and self-catering accommodation.

The Hoe Neighbourhood Plan seeks to support a diverse hospitality offer that caters to all tastes and budgets, addressing gaps in the current overnight accommodation offer where these exist.

Culture, Tourism, and Economy Community Aspirations

1. Encourage local businesses to make small-scale improvements to sustainability, for example by recycling waste and using renewable energy, and support initiatives to reduce litter and waste on the waterfront and prevent it from entering the sea.
2. Offer support to local people wanting to set up community initiatives (such as a summer bandstand) and/or refer them to independent support providers.
3. Promote the enforcement of planning rules for self-catering holiday accommodation, which should not operate as such for more than 90 days without Planning Consent for change of use.
4. Promote the adoption of a Code of Conduct for all accommodation providers.
5. Engage with Plymouth City Council's Licensing department to protect the family-friendly character of the Hoe and waterfront and resist late-night music and alcohol licences.
6. Protect existing community facilities and support the provision of new ones by:
    a) Proactively supporting new community facilities or improvements to existing ones.
    b) Resisting the loss of community facilities where an established need remains.
    c) Registering some of the existing community buildings as Assets of Community Value.
    d) Encouraging developers, where appropriate, to consider the provision of community spaces within proposals.

6. Implementation and Monitoring

6.1 Implementation

6.1.1 Implementation of the Hoe Neighbourhood Plan will be ongoing for the plan period. Responsibility for determining planning applications rests with the local planning authority, Plymouth City Council, who are therefore responsible for applying the policies. The Hoe Neighbourhood Forum will continue to use its role as statutory consultee to comment on planning applications and will engage in proactive dialogue with developers who wish to submit planning applications in the Hoe Neighbourhood Area.

6.2 Monitoring

6.2.1 The following monitoring plan will be adopted by the Hoe Neighbourhood Forum:

1. Twelve-Month Review
   The Hoe Neighbourhood Plan will be reviewed by the Hoe Neighbourhood Plan Steering Group one year after it is 'made' by Plymouth City Council following a successful referendum. The purpose of the review will be primarily to assess the extent to which the Hoe Neighbourhood Plan objectives have been implemented in practice and the contribution of the policies and projects contained within it towards meeting the Plan's objectives. The Steering Group will present a report to the Hoe Neighbourhood Forum members on the findings of the review.

2. Five-Year Review
   After first review, the Hoe Neighbourhood Plan will be reviewed every five years. Review of policies will be led by the Hoe Forum Planning Sub-Committee and review of the Action Plan led by the Community Aspiration Task Force, with input from Forum members and community representatives. As above, the purpose of the review will be primarily to assess the extent to which the objectives have been achieved in practice and the contribution of the policies and projects contained within it towards meeting those objectives.

3. End-of-Plan Period Review
   At least two years prior to the expiry of the Hoe Neighbourhood Plan in 2034, a full-scale review will be undertaken to gauge the success of the plan in meeting its objectives and to put in place a succession plan for the Hoe Neighbourhood Area.

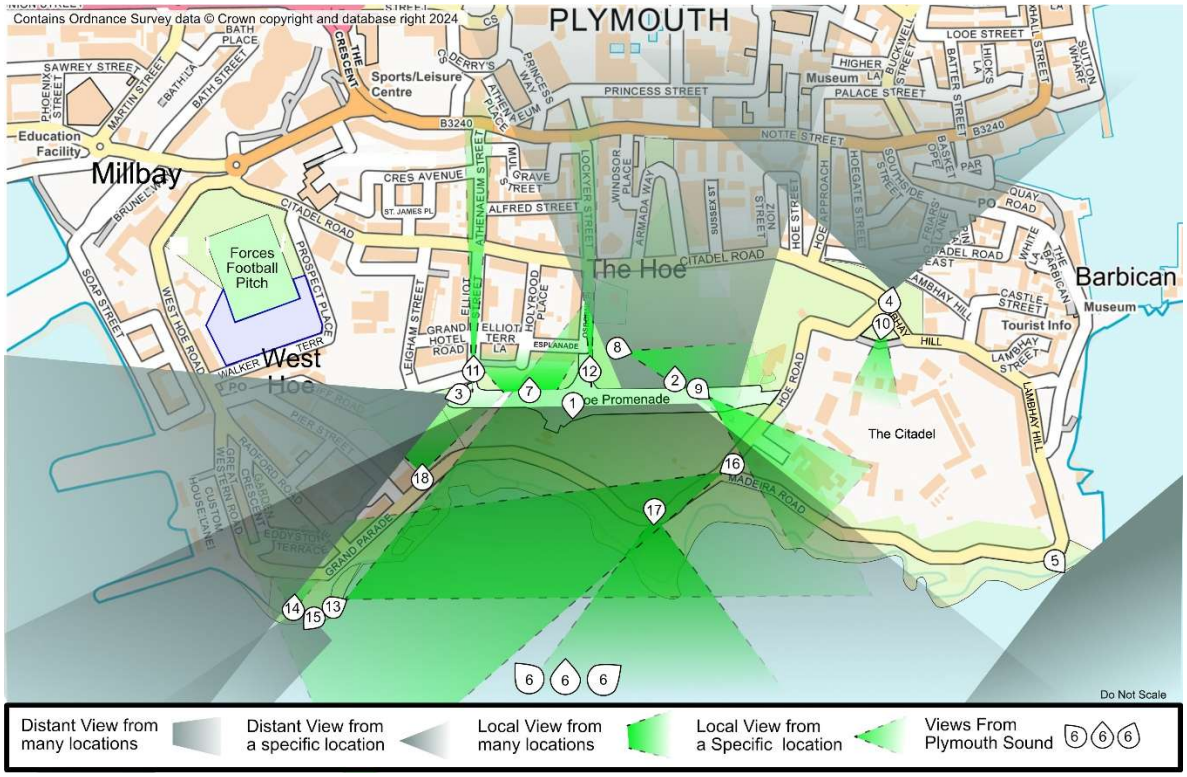
6.3 Action Plan for Community Aspirations

6.3.1 The process of developing the Hoe Neighbourhood Plan and its policies has generated many ideas for the future sustainable development of the Hoe Neighbourhood Area. Not all of these could be represented in the policies in the Plan, as they are not strictly land-use or planning issues. Some, however, were keenly supported in consultations and are too important to lose. They will therefore form the community aspirations for projects in an Action Plan to be prepared by the Hoe Neighbourhood Forum, where the vision and objectives can be turned into reality.

6.3.2 The Action Plan will be taken forward separately from the Hoe Neighbourhood Plan by the Hoe Neighbourhood Forum and other community and business organisations. The project recommendations will be revisited to prioritise them for implementation. As the Action Plan and its contents are non-statutory and do not have the legal status held by the rest of the Hoe Neighbourhood Plan and accompanying documentation, the Action Plan does not form part of the Hoe Neighbourhood Plan.

Appendix 1: Hoe Neighbourhood Area Iconic Views

The Hoe Neighbourhood Plan identifies 18 iconic views within the Hoe Neighbourhood Area that are worthy of protection. This appendix provides a map and photographs to support Policy H2: Protection of Iconic Views.



1. South from Hoe promenade looking out at wide vista across Plymouth Sound
2. North from Hoe promenade looking towards city (recognising that the PLY27 site is allocated for a hotel and apartments)
3. West from west end of Hoe promenade across West Hoe, Millbay, and Devonport towards Cornwall (recognising that the PLY27 site is allocated for a hotel and apartments)
4. North from Citadel gates looking at broad vista of city skyline
5. Southeast from Hoe cannons towards Cattedown and Mount Batten
6. North from Plymouth Sound towards the Hoe
7. North from Hoe promenade looking towards complete terraces of Azure, Elliot Terrace, the Grand, and the Esplanade
8. South from Hoe Park towards Royal Citadel with monuments set in open green area against sky
9. East from Hoe promenade looking towards Royal Citadel
10. South towards Royal Citadel main gate defined against open sky
11. North from Hoe promenade looking down Elliot Street/Athenaeum Street towards Notte Street
12. North from Hoe looking through stone gate posts down Lockyer Street towards city centre
13. East from Grand Parade towards the Hoe
14. North from West Hoe “Little Ships” towards Grand Parade
15. Southwest from West Hoe “Little Ships” towards Drake’s Island
16. West along Hoe Road looking towards Drake’s Island, Cornwall and Mount Edgcumbe with the Dome in the foreground
17. South from Hoe Road over Tinside Lido
18. North across West Hoe Park looking towards quarry wall and up to the Hoe

View 1: South from Hoe promenade looking out at wide vista across Plymouth Sound



View 2:
North from Hoe promenade
looking towards the city



View 3:
West from west end of
Hoe promenade across
West Hoe, Millbay, and Devonport
towards Cornwall



View 4: North from Citadel gates looking at broad vista of city skyline and Dartmoor beyond



View 5: Southeast from Hoe cannons towards Cattedown and Mount Batten



View 6: North from Plymouth Sound towards the Hoe



View 7:
North from Hoe promenade looking towards complete terraces of Azure, Elliot Terrace, the Grand, and the Esplanade



View 8:
South from Hoe Park towards Royal Citadel with monuments set in open green area against sky



View 9:
East from Hoe promenade looking towards Royal Citadel



View 10:
South towards Royal Citadel main gate defined against open sky



View 11:
North from Hoe promenade looking down Elliot Street/ Athenaeum Street towards Notte Street



View 12:
North from the Hoe looking through stone gate posts down Lockyer Street towards city centre skyline



View 13:
East from Grand Parade towards the Hoe



View 14:
North from West Hoe Royal Navy Millennium Wall "Little Ships" towards Grand Parade



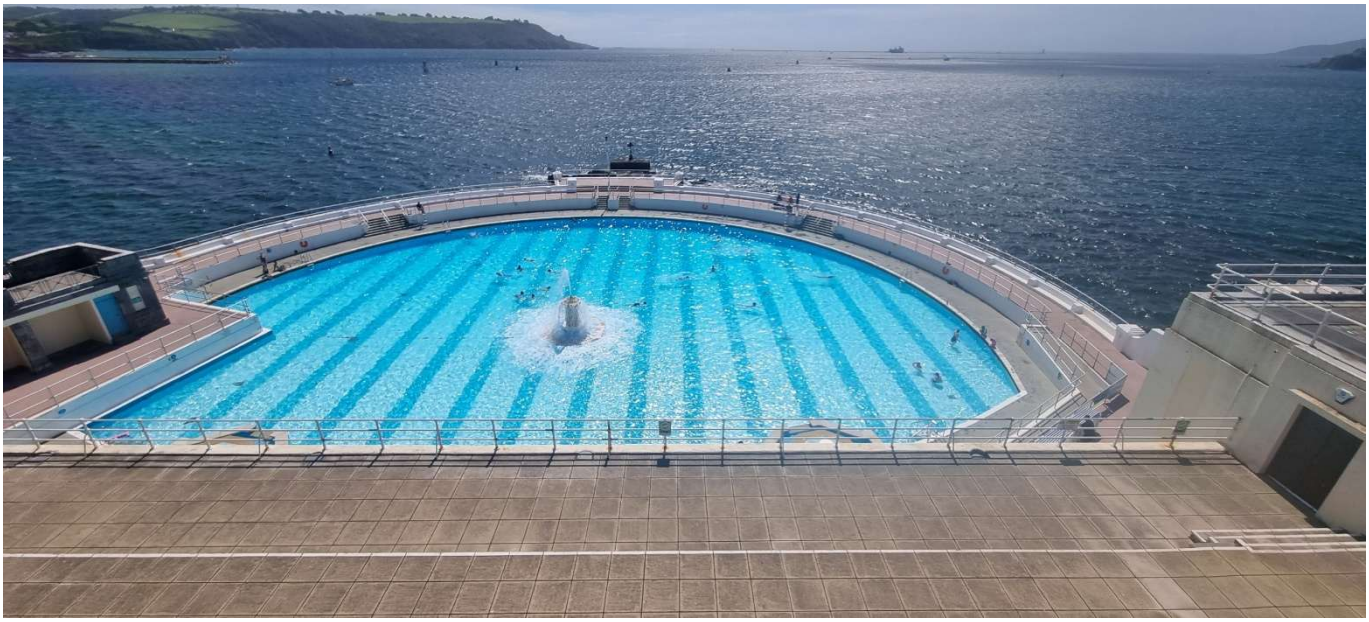
View 15:
Southwest from West Hoe
Royal Navy Millennium Wall
“Little Ships” towards
Drake’s Island



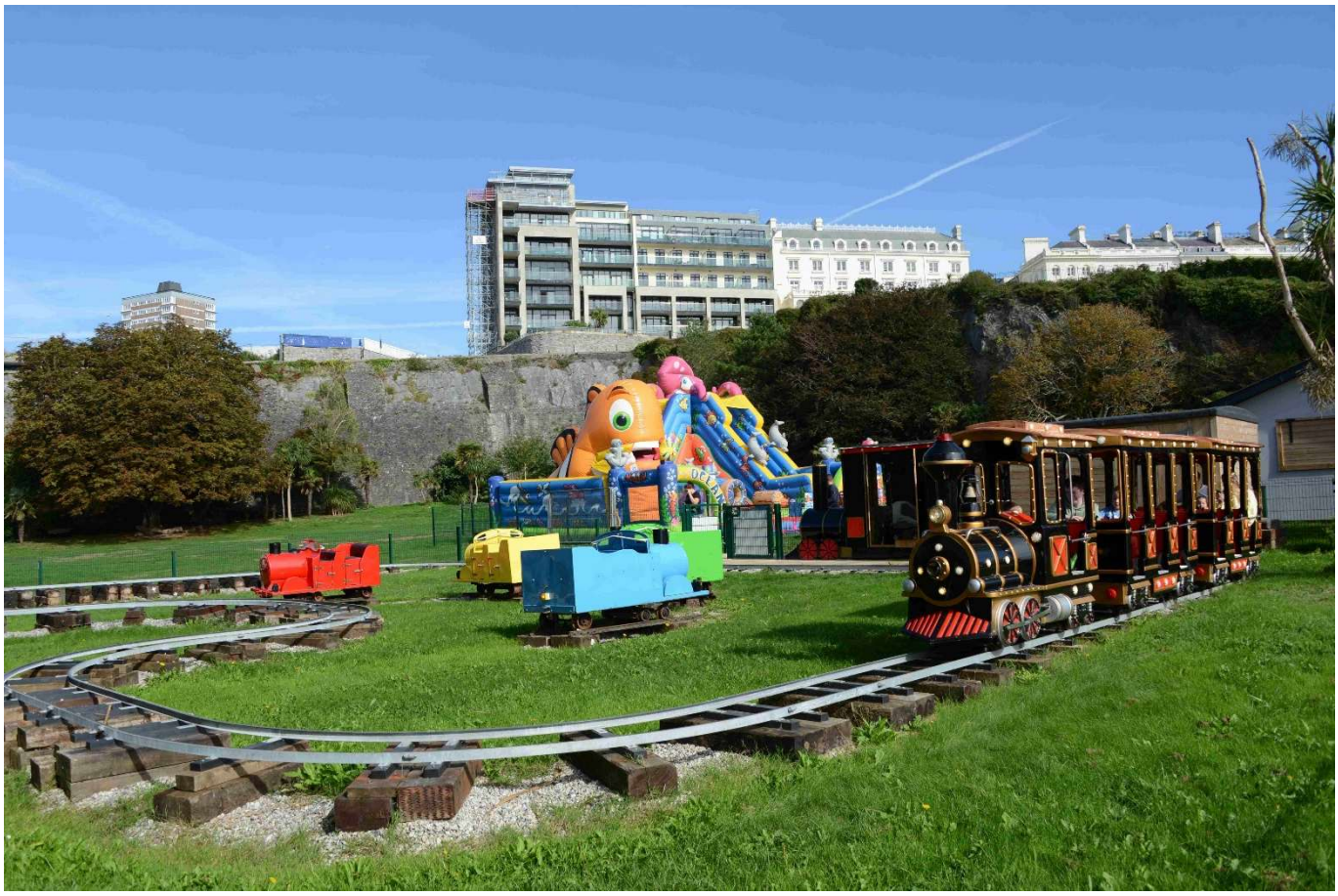
View 16:
West along Hoe Road looking towards Tinside Lido, Drake’s Island, and Smeaton’s Tower



View 17: South from Hoe Road over Tinside Lido



View 18: North across West Hoe Park looking towards quarry wall and up to the Hoe



Appendix 2: Local Heritage List Nomination Assessment

The nomination assessments in this section were based on the Historic England Advice Note 7, Local Heritage Listing and its selection criteria for assessing the suitability of assets for inclusion in a local heritage list.

8 Grand Parade	PL1 3DQ
18-22 Grand Parade	PL1 3DQ
10-16 Grand Parade (House and Terrace)	PL1 3DQ
2 Alfred Street	PL1 2RP
4 Alfred Street	PL1 2RP
16 Alfred Street	PL1 2RP
45-57 Citadel Road	PL1 3AU
159-183 Citadel Road	PL1 2HU
1-14 Crescent Avenue	PL1 3AN
4-22 Elliot Street	PL1 2PP
5-19 Elliot Street	PL1 2PP
3 Elliot Street	PL1 2PP
“Flower Cottages”, Windsor Place	PL1 2HN
St Demetrios & St Nikitas Greek Orthodox Church	PL1 3BX
2-22 Holyrood Place	PL1 2QB
1-3 Holyrood Place	PL1 2QB
McMillan Nursery	PL1 2JA
Plymouth House (9-13 Lockyer Street)	PL1 2QQ
1-4 Sussex Place	PL1 2HT
5-11 Sussex Place	PL1 2HT
12-13 Sussex Street	PL1 2HR
“Star Flats”, Notte Street	PL1 2AQ
“Star Flats”, West Hoe Road	PL1 3BH
20-23 Hoe Street, Plymouth	PL1 2JA
Lockyer Street Electricity Sub-Station	PL1 2PU
HMS Ark Royal Anchor Monument	PL1 2EN
Merchant Navy and Fishing Fleet Memorial	PL1 2PA
RAF Monument	PL1 2PA
Lady Astor Statue	PL1 2PE
The Peace Garden (including associated plaques and memorials)	PL1 2PU
Beatle Bums Public Art Installation	PL1 2PE
Street Signage	various
Royal Navy Millennium Wall (miniature replicas of naval vessels)	PL1 3DQ
The Hoe Flagpoles (20 flagpoles sited on the Hoe Promenade)	PL1 2PA
Twin Cannons (Two cannons sited on Madeira Road)	PL1 2NU
1999 Eclipse of the Sun Commemoration	PL1 2NU
Leisure Terraces and Bathing Huts (Hoe waterfront)	PL1 2JU
VR Post Box (corner of Athenaeum Street and Citadel Road)	PL1 2RQ
Derricks, West Hoe Pier	PL1 3DQ
Look II (statue by Sir Antony Gormley on West Hoe Pier)	PL1 3DQ

Local Heritage Listing Nomination Assessment: 8 Grand Parade

Name of asset	8 Grand Parade
Location of asset	8 Grand Parade, Plymouth PL1 3DQ
Photo	 
Age	20th century
Rarity	20th-century take on the architecture of the original terrace.
Aesthetic Interest	A good attempt (when pastiche was favoured) to blend in with the rest of Grand Parade which was built on the site of former tennis courts. 5 storeys and attic. Tower to mirror west end of terrace, window mouldings, plaster mouldings. Metal railings and balconies. Received a Regional Housing Design Award in 1991
Group value	Forms the end of a significant terrace which mirrors the terrace fronting Grand Parade on the west side of Radford Road.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	This building has a prominent position on the waterfront overlooking the National Marine Park.
Landmark status	Visible from the Sound when approaching Plymouth. Part of a landmark seafront terrace.
Social and communal value	
Other comments	Current condition good. Current use flats. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING. Grand Parade was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: 18-22 Grand Parade

Name of asset	18–22 Grand Parade
Location of asset	Grand Parade, Plymouth PL1 3DQ
Photo	  
Age	Early 20th Century
Rarity	
Aesthetic Interest	Edwardian terrace forming a group where Radford Road meets the seafront, with matching copper cupolas marking the junction. The buildings are three-storeys with a basement and an additional fourth storey on the cupola corners. Iron balcony on first floor of seaside frontage, with decorated roof balustrade. Terrace of three houses. Original sash windows in 20 and 22. Regrettable uPVC replacement is No 18. Number 22 appears to have original tiling to the front. Exceptionally high quality, elaborate railings.
Group value	Form a significant terrace which mirrors the terrace fronting Grand Parade on the east side of Radford Road.
Archaeological interest	
Archival interest	

Historical association	
Designed landscape interest	Has a prominent position on the waterfront overlooking the National Marine Park.
Landmark status	Visible from the Sound when approaching Plymouth. A landmark seafront terrace. 
Social and communal value	
Other comments	Current condition good. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: Grand Parade House and Terrace

Name of asset	Grand Parade House and Terrace (numbers 10 to 16)
Location of asset	Grand Parade, Plymouth PL1 3DQ
Photo	
Age	Late 19th Century
Rarity	
Aesthetic Interest	House and attached terrace of houses, numbers 10-16. Edwardian terrace forming a group where Radford Road meets the seafront, with matching copper cupolas marking the junction. The buildings are three-storeys with a basement and an additional fourth storey on the cupola corners. Iron balcony on first floor of seaside frontage, with decorated roof balustrade. 3 storeys with attic and basement. Fine examples of exceptionally high quality, elaborate railings and balustrading to frontage, balconies and roof, stucco detail. Grand Parade House has a fine portico fronting onto Radford Road.
Group value	Form a significant terrace which mirrors the terrace fronting Grand Parade on the west side of Radford Road.
Archaeological interest	
Archival interest	
Historical association	
Designed landscape interest	Has a prominent position on the waterfront overlooking the National Marine Park
Landmark status	Visible from the Sound when approaching Plymouth. A landmark seafront terrace 
Social and communal value	
Other comments	Current condition good. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: 2 Alfred Street

Name of asset	2 Alfred Street
Location of asset	2 Alfred Street Plymouth PL1 2RP
Photo	
Age	c.1830
Rarity	Part of a planned terrace of houses possibly by Foulston. Together with No 4 Alfred Street, forms one remaining end of a former terrace of eight houses, destroyed by a WWII bomb. Numbers 1-15 opposite form a complete terrace which is Grade II listed Historic England List Entry Number 1129983.
Aesthetic Interest	Original front door, fanlight over. Pilastered doorway with moulded capitals and cornices. Channelled rustications to lower half of façade. Bands of render to first floor. Parapet moulding.
Group value	Together with Nos 4 and 16, there is a group value of 3 terraced houses together out of original terrace of 8
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's local history, sitting alongside the 1950's houses which replaced those houses in the terrace which did not survive the WWII bombs
Historical association	Included as part of an important group of planned terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early C19.
Designed landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Originally residential, currently a guest house. Current condition good. Whole house occupancy. Number 2 Alfred Street was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL HERITAGE LISTING

Local Heritage Listing Nomination Assessment: 4 Alfred Street

Name of asset	4 Alfred Street
Location of asset	4 Alfred Street, Plymouth PL1 2RP
Photo	
Age	c.1830
Rarity	Part of a planned terrace of houses possibly by Foulston. Together with No 2 Alfred Street, forms one remaining end of a former terrace of eight houses, destroyed by a WWII bomb. Numbers 1-15 opposite form a complete terrace which is already Grade II listed, Historic England List Entry Number 1129983.
Aesthetic Interest	Original front door, fanlight over. Pilastered doorway with moulded capitals and cornices. Channelled rustications to lower half of façade. Bands of render to first floor. Parapet moulding.
Group value	Together with Nos 2 and 16, there is a group value of 3 terraced houses together out of original terrace of 8
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's local history, sitting alongside the 1950's houses which replaced those houses in the terrace which did not survive the WWII bombs
Historical association	Included as part of an important group of planned terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early C19.
Designed Landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Originally residential, currently a guest house. Current condition good. Whole house occupancy. Number 4 Alfred Street was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL HERITAGE LISTING.

Local Heritage Listing Nomination Assessment: 16 Alfred Street

Name of asset	16 Alfred Street
Location of asset	16 Alfred Street Plymouth PL1 2RP
Photo	
Age	c.1830
Rarity	Part of a planned terrace of houses possibly by Foulston. Together with Nos 2 and 4 Alfred Street, forms one remaining end of a former terrace of eight houses, destroyed by a WWII bomb. Numbers 1-15 opposite form a complete terrace which is already Grade II listed Historic England List Entry Number 1129983.
Aesthetic Interest	Original front door, fanlight over. Pilastered doorway with moulded capitals and cornices Channelled rustications to lower half of façade. Bands of render to first floor. Moulded parapet.
Group value	Together with Nos 2 and 4, there is a group value of 3 terraced houses together out of original terrace of 8
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's local history, sitting alongside the 1950's houses which replaced those houses in the terrace which did not survive the WWII bombs
Historical association	Included as part of an important group of planned terraces and villas by Foulston and his pupil Wightwick on the Hoe, a scheme which placed Plymouth in the forefront of town planning in the early C19.
Designed landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Residential dwelling. Current condition good. Whole house occupancy. Number 16 Alfred Street was identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL HERITAGE LISTING

Local Heritage Listing Nomination Assessment: 45-57 Citadel Road

Name of asset	45-57 Citadel Road
Location of asset	Citadel Road, Plymouth PL1 3AU
Photo	
Age	1870s
Rarity	Oriel windows are an unusual feature
Aesthetic Interest	Terrace of 7 houses, 3 storeys with attic and basement. Stucco details, parapet cornice, pilastered 2nd floor windows, some original railings. Large oriel windows to the first floor. Some original panelled doors with fanlights above.
Group value	Almost complete terrace of what was 8 houses
Archaeological interest	
Archival interest	
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	The terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Condition of the terrace is fair to good. Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: 159-183 Citadel Road

Name of asset	159-183 Citadel Road
Location of asset	Citadel Road, Plymouth PL1 2HU
Photo	 
Age	1820-1830
Rarity	
Aesthetic Interest	Former “Windsor Terrace”. Complete original terrace of 12 dwellings, each has 4 storeys, including basement & attic. Finished in render with late Victorian bay windows, moulded details, steps up to front entrance and down to basement entrance. Ornamental parapet extends across the top of all houses with slight variations. 169 & 175 have ornamentally tiled front path & steps 171,173 & 175 have original railings. Attics have been extended & modified in various styles.
Group value	A complete original terrace
Archaeological interest	
Archival interest	
Historical association	Sir Francis Chichester’s return from his solo navigation of the world was commemorated by the public house which renamed itself Gipsy Moth IV in 1967.
Designed landscape interest	Overlooks the Grade I Listed Hoe Park
Landmark status	
Social and communal value	The terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Identified as part of Plymouth Civic Society 2019 Study for local listing Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution. Current uses: 159 Pub 161 guest house 171 guest house Others residential

Local Heritage Listing Nomination Assessment: 1-14 Crescent Avenue

Name of asset	1-14 Crescent Avenue
Location of asset	Crescent Avenue, Plymouth PL1 3AN
Photo	 
Age	Early 20th Century
Rarity	Unrendered, red brick construction on the Hoe is rare.
Aesthetic Interest	Brick construction, 2 storeys with basement and attic. Brick construction, timber beam cladding to gables. Fine examples of original iron balcony railings on all properties, plaster mouldings, some original front doors.
Group value	Complete terrace
Archaeological interest	
Archival interest	
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	The terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Current uses – residential and guest houses. Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: 4-22 Elliot Street

Name of asset	4-22 Elliot Street
Location of asset	Elliot Street, Plymouth PL1 2PP
Photo	  
Age	Late 1800's
Rarity	
Aesthetic Interest	Remaining terrace of 10 dwellings from an original terrace of 12, each has 3 storeys plus attic. Nos 4 and 6 with basements. Channelled rustication and bay windows to ground and first floors. Parapet mouldings, plaster mouldings, pilastered doorways, some original doors with fanlights over. Numbers 6 and 8 and numbers 16 and 18 with porticoed door entrances. Plaster balustrading to first floor windows. Some original railings. Some sash windows, possibly original. Entrances with fanlights over, some original double entrance doors.
Group value	As a group and with the terrace on the opposite east side of Elliot Street, represents a fine example of grand Victorian terraced villas.
Archaeological interest	
Archival interest	
Historical association	The street originally formed part of the Hoe Fields Estate, and was named after the owner of the land, Colonel John Elliot, Lieutenant Colonel of the East India Company
Designed landscape interest	
Landmark status	Elliot Street provides one of the main gateways to the Hoe and as such, these terraces can be considered landmarks within the local scene.
Social and communal value	This grand terrace contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Current uses – all residential, some single dwellings, some divided into apartments Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution.

Local Heritage Listing Nomination Assessment: 5-19 Elliot Street

Name of asset	5-19 Elliot Street
Location of asset	Elliot Street, Plymouth PL1 2PP
Photo	
Age	Late 1800's
Rarity	
Aesthetic Interest	Terrace of 8 dwellings, each with 3 storeys plus attic and basement. Channelled rustication to ground floors. Bay windows to first, second and third floors with arched window tops on the third floor. Parapet mouldings, plaster mouldings. Plaster balustrading to parapets and first floor windows. Some original railings. Railings to numbers 13 to 19 have been replaced with cement balustrading. Double door entrances with fanlights over. Number 19 has a porticoed side entrance.
Group value	As a group and with the terrace on the opposite west side of Elliot Street, represents a fine example of grand Victorian terraced villas.
Archaeological interest	
Archival interest	
Historical association	The street originally formed part of the Hoe Fields Estate, and was named after the owner of the land, Colonel John Elliot, Lieutenant Colonel of the East India Company (*Elliot Street photographed during WWII*) 
Designed landscape interest	
Landmark status	Elliot Street provides one of the main gateways to the Hoe and as such, these terraces can be considered landmarks within the local scene.
Social and communal value	
Other comments	

Local Heritage Listing Nomination Assessment: 3 Elliot Street

Name of asset	3 Elliot Street
Location of asset	Elliot Street, Plymouth PL1 2PP
Photo	
Age	No later than mid-19th Century
Rarity	There are very few detached period villas on the Hoe
Aesthetic Interest	Detached villa. Decorative roof and eaves support 2 storeys with basement and attic. Balustraded parapet, pediments to ground floor windows with balustrading above. Porticoed entrance, fanlight above front door.
Group value	Intended to be one of a group of villas, plans for Elliot Street changed and this now complements the adjacent terrace and the terrace on the opposite west side of Elliot Street, representing a fine example of an independent Victorian villa.
Archaeological interest	
Archival interest	
Historical association	The street originally formed part of the Hoe Fields Estate, and was named after the owner of the land, Colonel John Elliot, Lieutenant Colonel of the East India Company
Designed landscape interest	
Landmark status	Elliot Street provides one of the main gateways to the Hoe and as such, can be considered a landmark within the local scene.
Social and communal value	Elliot Street as a whole contributes to the local character of the Hoe, in form and design and contributes to the story of architectural design development across the Hoe
Other comments	Current uses – residential, main dwelling with basement apartment Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: “Flower Cottages”

Name of asset	“Flower Cottages” to the rear of Windsor Villas, Lockyer St
Location of asset	Windsor Place, Plymouth PL1 2HN
Photo	
Age	Possibly mid-C19th, with later changes. Maybe mid-C20th garage doors
Rarity	Examples of mews cottages such as these are rare on the Hoe.
Aesthetic Interest	Period cottages, timber garage doors (possibly original)
Group value	Mews cottages/ possible former stabling to Windsor Villas, now forming a terrace of three. Have a close historic relationship with Windsor Villas, which are Grade II listed
Archaeological interest	
Archival interest	
Historical association	Mews cottages to Grade II listed Windsor Villas, Lockyer Street (c.1820-30) which were designed by Foulston and his pupil Wightwick. Historic England Listing References for Windsor Villas numbers 1-6 respectively - 1113347, 1113348, 1113349, 1113351, 1113353, 1113359
Designed landscape interest	
Landmark status	
Social and communal value	The cottages have an important part to play in the social history of Windsor Villas as a whole.
Other comments	Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: St Demetrios & St Nikitas Greek Orthodox Church

Name of asset	St Demetrios & St Nikitas Greek Orthodox Church
Location of asset	Central Rd, Plymouth PL1 3BX
Photo	
Age	Unknown
Rarity	
Aesthetic Interest	Diminutive rendered church with associated stone building
Group value	
Archaeological interest	
Archival interest	Formerly the Anglican Mission Church of St Michael the Archangel
Historical association	The local Anglican Church of Saint James the Less on Citadel Road could accommodate only 800 people whereas the parish was occupied by some 5,000 residents it became necessary, or expedient, to erect a mission church. Even then it only came about through 'the kindness of some unknown friend' who sent the vicar, the Reverend W H Child, a sum of £400 towards its construction. Mr W H Prance, the solicitor, laid the foundation stone of the new mission church on Wednesday July 8th, 1891. The architect was Mr E R Jones and the builder, Mr J P Berry, both of Plymouth. The stone came from Polyphant, near Launceston, Cornwall, and the building was dressed with Ruabon sandstone. The cost, including the purchase of the site, amounted to £1,400. When Father Maurice Child became Curate of St James in 1912, he oversaw the refurbishment of St Michael in the Baroque style. The church was later replaced by a permanent building and the furnishings renewed. It was declared redundant in about 1995 and is now a Greek Orthodox Church.
Designed landscape interest	
Landmark status	
Social and communal value	Formerly an Anglican Church, it is now the Greek Orthodox Church of St Demetrios & St Nikitas, serving the Plymouth Community.
Other comments	Current condition good. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 “Plymouth Waterfront Characterisation Study” (commissioned by PCC and English Heritage) as potential for LOCAL HERITAGE LISTING

Local Heritage Listing Nomination Assessment: Holyrood House and Terrace

Name of asset	Holyrood House and Terrace
Location of asset	2 – 22 Holyrood Place, Plymouth PL1 2QB
Photo	 
Age	Late Victorian (1880- 1890's)
Rarity	
Aesthetic Interest	Three-storey rendered Victorian terrace, with basement, attic floor and repeated double-storey bay windows. Plaster decoration of shields with roundels above. The shields depict the old arms of the four towers of the original Plymouth Castle. Pilastered doorways. Some original railings survive.
Group value	A complete terrace
Archaeological interest	
Archival interest	
Historical association	Reference to the old city coats of arms
Designed landscape interest	
Landmark status	
Social and communal value	
Other comments	Identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL HERITAGE LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), "Quality of the Bult Environment" as making a positive contribution.

Local Heritage Listing Nomination Assessment: Holyrood Terrace

Name of asset	Holyrood Terrace
Location of asset	1-3 Holyrood Place, Plymouth PL1 2QB
Photo	
Age	c. 1870
Rarity	
Aesthetic Interest	Three-storey, half-basement, attic. Original front doors with fanlights over. Decorative mouldings around front door – head Rustications Original railings Possible original sash windows Decorative pilasters above first floor windows Mini-pilasters as part of ground floor window frame
Group value	Group value with remaining terrace (numbers 5-7 and 9-11 which are Grade II listed – Historic England Listing References 1113331 and 1113332 respectively). They also form a group with the complete terrace on east side.
Archaeological interest	
Archival interest	
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	
Other comments	Identified as part of Plymouth Civic Society Study 2019 and identified in 2006 “Plymouth Waterfront Characterisation Study” (commissioned by PCC and English Heritage) as potential for LOCAL HERITAGE LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: McMillan Nursery

Name of asset	McMillan Nursery
Location of asset	24 Hoe Approach, Plymouth PL1 2JA
Photo	 
Age	Mid-C19th, possibly earlier
Rarity	There are few Victorian buildings of this architectural style on the Hoe
Aesthetic Interest	Three storey Victorian detached stone villa with decorated window surrounds and red brick detailing on the Hoe Street frontage. Part dressed stone entrance. Garden wall of Plymouth rubble stone. Pedimented gateway through original boundary wall on Hoe Street.
Group value	
Archaeological interest	
Archival interest	
Historical association	In 1935, Nancy Lady Astor, as MP for Plymouth, wanted to provide nursery provision for under privileged children in the immediate vicinity. It is an acknowledged fact that Lady Astor did more than any other elected politician in England from the 1920's onward to promote the cause of nursery education. Lady Astor inspired by the pioneers of nursery education, Rachel and Margaret McMillan, supporting their campaigns and initiatives to develop nursery education in this country. Lady Astor was so taken with their aspirations for the environment in which pre-school children should learn and gain experience that she purchased 24 Hoe Street in Plymouth and had the property converted for this purpose. Sensitive modernisation has preserved many of the original features of the property. The Nursery was opened by Lady Astor in 1935 as a charitable trust.
Designed landscape interest	
Landmark status	
Social and communal value	Has been a nursery serving the people of Plymouth since 1935.
Other comments	Originally residential, currently a nursery. Current condition good. Identified as part of Plymouth Civic Society Study 2019 and also identified in 2006 "Plymouth Waterfront Characterisation Study" (commissioned by PCC and English Heritage) as potential for LOCAL HERITAGE LISTING

Local Heritage Listing Nomination Assessment: Plymouth House

Name of asset	Breakwater Place (formerly Plymouth House)
Location of asset	9 – 13 Lockyer Street, Plymouth PL1 2QQ
Photo	
Age	1820-1830, with rebuild 1950's
Rarity	Together with Clark House and Lockyer Court, this forms the two remaining ends of a planned terrace of grand residences which was significantly damaged by WWII bombs. 
Aesthetic Interest	Following damage by bombs, the façade was retained and the remainder of the building was rebuilt behind. 3 storeys with attic and basement. Stucco with stucco detail; channelled rustication to lower levels, giant pilasters flanking upper-floor bays; roof behind parapets with moulded entablature; balustraded balconies. Sash windows.
Group value	Group value of 3 houses forming part of the original terrace.
Archaeological interest	
Archival interest	Significant local historical interest. The YWCA purchased Number 18 Lockyer Street, previously the home of Doctor Gale, for £1,500. Lord Kinnaird himself came to open the new hostel on Monday November 28th 1887. The building consisted of a drawing room, lecture room, several class-rooms, and a library, plus rooms for the caretaker, a residence for the superintendent secretary, and, of course, bedrooms. Mrs Laycock, wife of the Reverend J M Laycock, the vicar of Charles Church, was the president of the Plymouth Association. The treasurers were Miss E Bayly of Seven Trees House and Miss Bennett of 43 George Street. Miss Lewis was the resident superintendent secretary. The purchase of the house together with certain fittings cost £1,560; repairs and new fittings cost another £80, and furniture a further £139. Annual expenses were expected to be £150 against an annual income of £80. The deficit of £70 was to be made up from annual subscriptions amongst its 300 members and associates.

	By 1897 they had also opened a hostel at 12 Seaton Terrace, Mutley, between Ermington Terrace and Ford Park Road. Miss Caroline Adams was the superintendent. In due course the hostel was moved to Numbers 9 and 10 Lockyer Street, on the corner with Alfred Street and the old premises became a cafe for Messrs Uglow's. The building was destroyed during the air raids on March 20th/21st 1941, although luckily there were no casualties in the building that night. It was therefore of some significance that after the hostel had been completely rebuilt, it was reopened on Wednesday March 18th 1953, almost 12 years after its destruction. Her Majesty Queen Elizabeth, the Queen Mother, came to open the building, in the presence of the Lord Mayor, Alderman H E Wright, and invited guests. This included some who were described as "founder members": Miss B Avery, Miss R Camp, Miss J Gardner, Miss D Hibbs, Miss M Mackie, Miss H Potts, Mrs B Roberts and Mrs M Stone. Also in the gathering were Mrs Lawrence Spear, president; Mrs G C Hocking, warden; Mr Charles Reeder, representing the builders, Messrs A N Coles (Contractors) Ltd; Mr H J Hammick, the architect; Mr C R Cording, foreman of works.
Historical association	See above.
Designed landscape interest	
Landmark status	
Social and communal value	The building was home to the YWCA until the early 21st Century and was subsequently a housing association. Since mid-2026, the building has been managed by the YMCA and Young Devon and provides flats for young adult care leavers, aged between 18-25.
Other comments	Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: 1-4 Sussex Place

Name of asset	1-4 Sussex Place
Location of asset	1-4 Sussex Place, Plymouth PL1 2HT
Photo	 
Age	c.1870
Rarity	Sussex Place comprises 2 complete terraces of 2 storey dwellings with half basement and attic. This street layout in the form of a no through “place”, with complete original terraces, whilst seen throughout other parts of the city, is a rare feature on The Hoe. All dwellings retain some original external features.
Aesthetic Interest	Original front doors. Decorative mouldings around front door – rosettes and angels. Some original railings. Boot scrapers.
Group value	Group value of complete terrace of 4 on north side, complemented by complete terrace of 7 on opposite side.
Archaeological interest	
Archival interest	
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Residential dwellings. Current condition good. Subdivided occupancy. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: 1-5 Sussex Place

Name of asset	1-5 Sussex Place
Location of asset	1-5 Sussex Place, Plymouth PL1 2HT
Photo	 
Age	c.1870
Rarity	Sussex Place comprises 2 complete terraces of 2 storey dwellings with half basement and attic. This street layout in the form of a no through “place”, with complete original terraces, whilst seen throughout other parts of the city, is a rare feature on The Hoe. All dwellings retain some original external features.
Aesthetic Interest	Original front doors. Decorative mouldings around front door – rosettes and angels. Some original railings. Boot scrapers.
Group value	Group value of complete terrace of 4 on north side, complemented by complete terrace of 7 on opposite side.
Archaeological interest	
Archival interest	
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Residential dwellings. Current condition good. Subdivided occupancy. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: 12-13 Sussex Street

Name of asset	12-13 Sussex Street
Location of asset	Sussex Street, Plymouth PL1 2HR
Photo	 
Age	Mid-C19th
Rarity	Villa style dwelling on the north west corner where Sussex Place joins Sussex Street which appears to be split into two residences, one accessed from Sussex Street, the other from Sussex Place. The Hoe streetscape is generally terraced - villas of this type are therefore rare.
Aesthetic Interest	Pilastered doorways with moulded capitals, cornices and columns. Sash windows, possibly original. Original doors with fanlights above. Bands of render, pediments and cornicing to windows. Some original railings. Cast iron lamp post.
Group value	
Archaeological interest	
Archival interest	
Historical association	
Designed landscape interest	
Landmark status	Marks the boundary between historic street scene of Sussex Place/ Sussex Street and the modern vernacular of the Astor House development.
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Current condition fair. Unclear occupancy. Identified in the Hoe Conservation Area Appraisal and Management Plan (2008), “Quality of the Bult Environment” as making a positive contribution.

Local Heritage Listing Nomination Assessment: Notte Street Star Flats

Name of asset	Notte Street Star Flats
Location of asset	Notte Street, Plymouth
Photo	
Age	1950's
Rarity	Rare star design by the City Architects under Chief Architect, Hector Stirling.
Aesthetic Interest	High-quality post-war reconstruction. These flats are far more generous in terms of environment, light, outlook, landscape etc than many contemporary developments, and are exemplars of both good design and decent social provision.
Group value	One of 4 similar developments in the city – West Hoe Road, Notte Street, Stonehouse and in Devonport
Archaeological interest	
Archival interest	The City Architects Department built flats on a standard star shaped plan, borrowed from designs by Swedish Architects, Sven Backström and Leif Reiniusthe for the Gröndal Estate, Stockholm 1944-52.  (*Sources: English Heritage "Plymouth, Vision of a Modern City" and "Stockholm Design week, the Official Guide")*
Historical association	Hector Stirling was appointed City Architect at Plymouth City Council in 1950. The reconstruction of the city after the Blitz had already started but the City Centre was still largely flat. It needed buildings and it needed them quickly. Although he continued to carry out the principals of the "Plan for Plymouth", he stamped his own mark on the design of the buildings.
Designed Landscape interest	
Landmark status	
Social and communal value	Notable example of successful social housing.
Other comments	

Local Heritage Listing Nomination Assessment: West Hoe Star Flats

Name of asset	West Hoe Star Flats
Location of asset	West Hoe Road, Plymouth
Photo	 
Age	1950's
Rarity	Rare star design probably by the City Architects under Hector Stirling in the 1950's – design is redolent of the star plan flats in Notte Street, in Stonehouse and in Devonport, all constructed to plans by the City Architect's Department under Hector Stirling.
Aesthetic Interest	High-quality post-war reconstruction. These flats are far more generous in terms of environment, light, outlook, landscape etc than many contemporary developments, and are exemplars of both good design and decent social provision.
Group value	One of 4 similar developments in the city – West Hoe Road, Notte Street, Stonehouse and in Devonport
Archaeological interest	
Archival interest	The City Architects Department built flats on a standard star shaped plan, borrowed from designs by Swedish Architects, Sven Backström and Leif Reiniusthe for the Gröndal Estate, Stockholm 1944-52.  (*Sources: English Heritage "Plymouth, Vision of a Modern City" and "Stockholm Design week, the Official Guide")*
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	Notable example of successful social housing.
Other comments	

Local Heritage Listing Nomination Assessment: 20-23 Hoe Street

Name of asset	20-23 Hoe Street
Location of asset	20-23 Hoe Street, Plymouth PL1 2JA
Photo	 
Age	c.1830
Rarity	Part of a planned terrace of houses of which 4 remain. Rare stucco features
Aesthetic Interest	Possibly original front doors, fanlights over. Channelled rustications to lower half of façade. Stucco arch detail over entrances. Bands of render to first floor. Parapet moulding.
Group value	Group value as a small terrace
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's local history, sitting alongside the houses which replaced those dwellings in the terrace which did not survive the WWII bombs
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design
Other comments	Residential. Current condition good. Two appear to be whole house occupancy, two appear to be subdivided into flats. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING

Local Heritage Listing Nomination Assessment: Lockyer Street Electricity Substation

Name of asset	Lockyer Street Electricity Substation
Location of asset	Lockyer Street, Plymouth
Photo	
Age	Unknown
Rarity	Early example of a stone-built substation
Aesthetic Interest	Dressed stone entrance, carved ventilation stones Depicts good quality architecture in a functional building
Group value	
Archaeological interest	
Archival interest	Contributes to the story of the Hoe's history
Historical association	
Designed landscape interest	
Landmark status	
Social and communal value	Contributes to the local character of the Hoe, in form and design and exemplifies a community's need for good design in every aspect of the built environment. A community is about all of its buildings, including those which provide purely functional use for that community.
Other comments	Functional, utility. Current condition good. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING

Local Heritage Listing Nomination Assessment: 1999 Eclipse of the Sun Commemoration

Name of asset	1999 Eclipse of the Sun Commemoration
Location of asset	Eastern end of the Hoe
Photo – examples:	 Eclipse of the Sun 1999
Age	1999 commemoration
Rarity	A commemoration of a very rare event. For many, a “once in a lifetime” event.
Aesthetic Interest	Created as an artwork as well as a commemoration.
Group value	Alongside other historic artefacts along the waterfront, the marker has local, national and international social and historic importance.
Archaeological interest	
Archival interest	Has historic and social interest, not only for the Hoe, but also the city and the wider national and international arena.
Historical association	
Designed landscape interest	The location, in an open area of walkway, adds to the interest of the waterfront
Landmark status	
Social and communal value	
Other comments	The installation is in good repair. Paving is vulnerable to changes as part of routine highways maintenance. Protection is therefore important.

Local Heritage Listing Nomination Assessment: Monuments Not Grade II Listed

Name of asset	**Monuments not Grade II listed (see below for listed monuments)**
Location of asset	Various but primarily in the Hoe Park and surrounding area
Photo	 HMS Ark Royal (San Sebastian Square, Armada Way)  Merchant Navy and Fishing Fleet Memorial  RAF Memorial Lady Astor statue 
Age	HMS Ark Royal launched 3 May 1950 decommissioned 1979, anchor installed 1980 Merchant Navy Memorial installed 2019. RAF Memorial installed 1986 Lady Astor statue installed 2019
Rarity	Original anchor from HMS Ark Royal Other monuments original design and construction
Aesthetic Interest	All the above have their own individual and noteworthy visual and aesthetic interest
Group value	RAF monument and Merchant Navy monument complement Grade II EH1386464 Naval War Memorial and recognise the respective contribution of those organisations and the individuals who sacrificed their lives. Also links to conflict Boer War Memorial commemorates
Archaeological interest	
Archival interest	Extensive archival and historic records, national and local, accompany all the above
Historical association	Ark Royal anchor presented to the Mayor of Plymouth by the Admiral of the Fleet in 1980 RAF Monument and Merchant Navy Monument represent narratives of international conflict, especially WWII Lady Astor statue erected after Plymouth crowdfunded campaign to commemorate centenary of Nancy Astor becoming first elected female MP to take a seat in the House of Commons. It was unveiled by former PM Teresa May. Viking Stone 997-1997 marking 1,000th anniversary of the last Viking raid up the river Tamar presented to the city by 5 Scandi countries
Designed Landscape interest	
Landmark status	HMS Ark Royal's home port was HMNB Devonport.

Social and communal value	HMS Ark Royal's home port was HMNB Devonport. RAF Monument and Merchant Navy Monument – national and local community value as many who served in all three armed forces are based in Plymouth Lady Astor served as MP for Plymouth Sutton 1919-1945 and Plymouth is unique in that between 1919-2019 it had a female MP for 96 of those 100 years.
Other comments	Grade II Listed monuments as below: • Sir Francis Drake statue GRADEII* EH 1386461, 1386462 • Armada Memorial GRADE 1 EH1386464 • Royal Marines memorial GRADE II EH 1386216 • Charles Norrison Water Fountain GRADE II EH1096045 • Prince Christian Victor Boer memorial Obelisk GRADE II EH1386467 • Royal Marines War memorial (west bastion of the Citadel) GRADEII EH 1386216

Local Heritage Listing Nomination Assessment: Peace Garden

Name of asset	Peace Garden
Location of asset	Perimeter of Hoe Park but installations not expressly protected
Photo	 Galapagos Tortoise  Rwanda memorial  Holocaust memorial
Age	The Peace Garden (formerly the Sensory Garden) was constructed in 2004 • Rwanda Genocide Memorial 1994: installed 2015 • Holocaust memorial: 2018 • Galapagos tortoise: 2004 • British Slave Ship: 2021
Rarity	While the events marked are also commemorated elsewhere the installations and memorials are unique to Plymouth in terms of their placement, design and narrative.
Aesthetic Interest	Plaques are individually designed for example the 'British Slave Ship' has a reproduction line drawing of a slave ship and installations like the Galapagos tortoise have intrinsic artistic merit.
Group value	Situated in the Peace Garden this collection promotes quiet reflection about issues relating to conflict and peace headlined by the World Peace wooden sculpture.
Archaeological interest	
Archival interest	As the examples above illustrate, a number of them are supported by archival material and documents available nationally: e.g. British Slave Ship, National Archives, National Maritime Museum; Holocaust memorial: Imperial War Museum, holocaust Museum, National Archives.
Historical association	Galapagos tortoise links to Charles Darwin who sailed from Plymouth 1836.
Designed Landscape interest	The Hoe Park Peace Garden is green space.
Landmark status	
Social and communal value	These installations significantly represent the cultural heritage and 'collective memory' of both the city, the local identity and national interest.
Other comments	Plaques can be easily removed when development occurs, so it is important that these are protected and replaced by identifying them and maintain ongoing list.

Local Heritage Listing Nomination Assessment: Beatle Bums

Name of asset	Beatle Bums Public Art Installation - The Beatles on the Hoe 1967
Location of asset	The Hoe (west end)
Photo	
Age	Installed 2015 referencing 1967 photograph
Rarity	Unique copper cast of the 'backsides' of each of the four Beatles reflecting iconic photograph of the band when the Fab Four visited Plymouth in 1967 taken by David Redfern.
Aesthetic Interest	Copper casts were made by metalsmiths Thrussell and Thrussell
Group value	
Archaeological interest	The casts were made for 'the Benefit of All of Plymouth' and are positioned in the exact spot where the iconic 1967 photograph had been taken of the foursome looking out to sea on the day the Beatles visited. They lunched at the Grand Hotel.
Archival interest	Information board in situ.
Historical association	Iconic national band also known internationally.
Designed Landscape interest	
Landmark status	Significant historical association of iconic pop culture.
Social and communal value	Many Plymouth residents remember the special day that the Beatles visited their city, and one remembers George Harrison borrowing her brother's jacket for the photograph (see Plymouth Live 12 September 2020 'Story behind Iconic Photograph')
Other comments	Interactive installation where visitors sit on the copper casts to create their own image of the photograph.

Local Heritage Listing Nomination Assessment: Street Signage

Name of asset	Street Signage
Location of asset	Various locations as per examples
Photo examples	 Millennium Milepost National Cycle Network below Smeaton's tower  South West Coast Path below Smeaton's tower   To the Barbican Windsor Place/Notte Street
Age	Millennium Milepost 2000
Rarity	Millennium Milepost and To The Barbican are unique designs.
Aesthetic Interest	Signage includes individually and artistically designed installations, e.g. Millennium Milepost National Cycle network and To the Barbican which have their own aesthetic value or are part of a more generic and directional Plymouth collection such as the South West Coast Path.
Group value	South West Coast Path signs as above
Archaeological interest	Original street names i.e. 'St James Place West' and 'Lockyer Street' on wall of Plymouth House.
Archival interest	
Historical association	
Designed Landscape interest	NCN and SW Coast path signs are part of national route system designating areas of outstanding, visual, natural and green/blue interest.
Landmark status	
Social and communal value	John Lauder Deputy CEO Sustrans '…the Millennium Mileposts are important to encourage people to enjoy the journey and not just aim for the destination.'
Other comments	

Local Heritage Listing Nomination Assessment: Royal Navy Millennium Wall

Name of asset	Royal Navy Millennium Wall
Location of asset	South West Coast Path adjacent to Grand Parade near West Hoe Pier
Photo	  
Age	Installation dates back to 2000 as part of millennium celebrations.
Rarity	Unique collection of concrete model ships – frigates, destroyers and submarines - reproduced as miniature replicas of real naval vessels, accompanied by name plaques, e.g., HMS Invincible, HMS Ocean, HMS Vulcan.
Aesthetic Interest	As a collection installed on the waterfront wall these have considerable visual appeal.
Group value	Collection of RN ships reflects the C20 maritime heritage of the area.
Archaeological interest	These 'little ships', as they are known locally, represent the important heritage narrative of not just Plymouth as a maritime city hosting the presence of the Royal Navy but are of considerable national importance too as the ships have been engaged in both warfare and humanitarian operations.
Archival interest	The ships are a physical representation of archival material available at the Naval Heritage Museum.
Historical association	This local heritage asset has considerable historical associations in representing the naval missions and operations that the actual ships undertook.
Designed Landscape interest	
Landmark status	These ships with their strong local naval heritage association have a major landmark status as they are situated at the entrance to the River Tamar and Devonport dockyard which all naval ships must pass when leaving or entering and are often watched by the relatives of the serving officers on board.
Social and communal value	Plymouth is inextricably associated with its inherent naval heritage and remains a crucial naval base, a significant proportion of the city's population are or were related to those who served in the Royal Navy and families stayed or moved to Plymouth as a consequence.
Other comments	

Local Heritage Listing Nomination Assessment: Flagpoles

Name of asset	Flagpoles
Location of asset	The Hoe promenade
Photo	
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	
Aesthetic Interest	This collection of 20 flagpoles has meaningful visual characteristics representative of a naval city and the flags hoisted on HM Royal Navy ships.
Group value	The collection is a counterpart to the single flagpole situated in the centre of The Hoe atop The Belvedere Grade II 1113330.
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	Complements The Hoe Park and events held there as international flags welcome visitors and ships from abroad and highlight and celebrate issues and events such as LGBT and Gay Pride Day, PCC, Devon county, RNLI flags etc.
Landmark status	Lined up in front of Smeaton's Tower on the pinnacle of The Hoe as a collective display these 20 flagpoles have a striking aesthetic value,
Social and communal value	Flags denoting Devon, Plymouth, and individual organisations and associations as highlighted above reflect national, international, local social and community value.
Other comments	

Local Heritage Listing Nomination Assessment: Twin Cannons

Name of asset	Twin Cannons
Location of asset	The Hoe Madeira Road
Photo	
Age	Circa 1850s.
Rarity	While not exactly rare they are a key aspect of Plymouth's naval heritage.
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group value	Links with other assets depicting naval heritage and cannons situated on the Royal Citadel.
Archaeological interest	.
Archival interest	The cannons are accompanied by an interpretative plaque outlining their possible origins including likelihood of use in the Crimean War and manufacture at Falkirk.
Historical association	As above could have been utilised in the Crimea.
Designed Landscape interest	As above complement other cannons in situ locally at The Royal Citadel and Royal William Yard and adjacent to remains of Fredericks battery EH Grade II 1386214.
Landmark status	The cannons looking out to sea satisfy landmark status.
Social and communal value	Important aspect of the city's naval heritage.
Other comments	

Local Heritage Listing Nomination Assessment: Leisure Terraces and Bathing Huts

Name of asset	Leisure terraces and bathing huts
Location of asset	The Hoe waterfront
Photo	
Age	Late 19th century
Rarity	
Aesthetic Interest	Use of local Dartmoor stone and granite, significant visual impact framing the Hoe, waterfront and Smeaton's Tower
Group value	Part of continuous landscaping along sea front
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	These terraces are an intrinsic part of Plymouth Hoe and the waterfront.
Landmark status	Unequivocal landmark status. Tinside Lido and colonnades EH 1271847 and 1380066 but not clear how far protection extends.
Social and communal value	Loved and enjoyed by locals and visitors past and present, many of whom remember the original diving boards and platforms. Council bathing huts also key part of local social and communal value.
Other comments	

Local Heritage Listing Nomination Assessment: VR Post Box

Name of asset	VR Post Box
Location of asset	Athenaeum Street/Citadel Road
Photo	
Age	Late-C19th
Rarity	For Plymouth, a rare surviving (Type B) Victorian pillar box. Most of the 43 pillar boxes in the PL1 postcode are twentieth century.
Aesthetic Interest	
Group value	
Archaeological interest	
Archival interest	
Historical association	
Designed Landscape interest	
Landmark status	
Social and communal value	As well as having historic interest, architectural interest, age, and rarity this post box has social and community value.
Other comments	Current condition good. Currently in use. Identified as part of Plymouth Civic Society Study 2019 as potential for LOCAL HERITAGE LISTING

Local Heritage Listing Nomination Assessment: Derricks at West Hoe Pier

Name of asset	Derricks at West Hoe Pier
Location of asset	West Hoe Pier, Grand Parade, West Hoe, Plymouth Grid Reference: SX4741753697
Photo	  
Age	Unknown
Rarity	Remaining evidence of the history of West Hoe Pier as a working harbour. Appear to be replacements for heavier derricks in place in the 1920's.
Aesthetic Interest	
Group value	Sits atop the Grade II listed West Hoe Pier which is already listed List Entry Number:1113299
Archaeological interest	
Archival interest	

Historical association	The history of West Hoe Pier *(ref. Stentiford Family History):* The entire West Hoe Estate was owned by a Thomas Gill who blasted away at the cliffs for years and sold the stone to developers in the area. Once a railway line was established to serve the Great Western Dock, he decided to extend his business and export his stone further afield, using the new rail link and his own boats. Originally, he berthed these at the coal wharf in the main dock but found himself squeezed out by the sheer volume of traffic there. He constructed the West Hoe Basin and linked it to his quarry by a light railway which passed through a tunnel underneath the Sea Baths. 
Designed Landscape interest	
Landmark status	The Grade II Listing of the Pier does not refer to the derricks, the listing details being as follows: *Piers and walls enclosing basin. 1880 datestone. Plymouth limestone rubble brought to course. Irregular plan basin with retaining wall to the landward side, short, shaped return walls and 2 jetties approximately parallel to the shore with harbour entrance between. Steps with landings: broad flight mid-way to shore wall, another to the right-hand wall on the seaward side and 3 flights of recessed steps to the jetties, a seaward flight to each jetty and an inner flight to the right-hand jetty*. The derricks form a part of the history of this landmark and should be preserved.
Social and communal value	Refers to the social and economic history of West Hoe, predating when the area was a tourist destination.
Other comments	Current condition is fair to poor, with significant rust in evidence.

Local Heritage Listing Nomination Assessment: Look II

Name of asset	Look II (statue by Sir Antony Gormley)
Location of asset	West Hoe Pier, Grand Parade, West Hoe, Plymouth Grid Reference: SX4741753697
Photo	 
Age	2020
Rarity	Commissioned by Plymouth City Council and The Box, Look II is a statue by one of the world's most celebrated artists working today, Sir Antony Gormley. A unique and original work of art.
Aesthetic interest	Has both visual and aesthetic interest.
Group value	Sits atop the Grade II listed West Hoe Pier which is already listed List Entry Number:1113299
Archaeological interest	
Archival interest	
Historical association	Commissioned to commemorate Mayflower 400, the 400th anniversary in 2020 of the sailing of the Mayflower to the New World.
Designed Landscape interest	"LOOK II is permanently installed on West Hoe Pier. The site in Plymouth where Sir Francis Chichester landed in 1967 as the first and fastest person to sail single-handed around the world by the clipper route in the Gipsy Moth. LOOK II is a figure made from 22 blocks in one cast iron form, stacked like a house of cards but also substantial, rather like the stones of Stonehenge. This work aims to evoke the yearning to travel across the horizon in order to establish a new life in another place. Though singular, the work refers to the collective body and our shared, built environment. It is the artist's intention to transmit our old-world admiration for the skyscrapers of New York while linking them to our megalithic past. Migration is integral to the evolution of our species and LOOK II expresses the tensions between going and staying as well as the twin human desires of making roots and conversely, the yearning for adventure and a life free from the constraints of history." (*Source: The Box and Visit Plymouth*)
Landmark status	The Grade II Listing of the Pier does not refer to the statue, as the listing pre-dates the statue installation. List Entry Number:1113299
Social and communal value	Recognises Plymouth's place in the maritime world, as a city of travel, a city of departures and arrivals, a city of new horizons and a city of legacies.
Other comments	As a noteworthy art installation, worthy of a Local Heritage Listing status

Appendix 3: Evidence Base for the Hoe Neighbourhood Plan

The evidence documents relating to the Hoe Neighbourhood Plan are listed below.

Evidence of Public Consultation

Hoe Neighbourhood Forum Community Engagement Report
Report on the Forum's community engagement activities in early 2018, including the messages that came out of this consultation and the key themes identified (20 pages, 1.42MB)

New Vision for Madeira Road
Presentation given at the Forum meeting in May 2020 regarding the proposal to limit vehicle traffic on Madeira Road (4 pages, 1.78MB)

Plymouth Register Office Consultation Flyer
Flyer used in 2020 to publicise HNF's public consultation regarding the former Plymouth Register Office (2 pages, 5.16MB)

Plymouth Register Office Feasibility Presentation
Presentation given at the April 2021 Forum meeting by architectural consultants LHC Design and Form Design Group Architects summarising a proposal for sustainable housing on the former Plymouth Register Office site (22 pages, 4.46MB)

Register Office Consultation Summary Results
Flyer providing a high-level summary of the results of the Forum's 2020 public consultation regarding the future plans for the Plymouth Register Office site (2 pages, 252KB)

Results of Survey on Policy Areas for the Neighbourhood Plan
Presentation summarising the results of the social media surveys conducted by the Forum in 2021 on five key policy areas proposed for the neighbourhood plan (52 pages, 2.67MB)

Frequently Asked Questions About the Hoe Neighbourhood Plan
A set of common questions that may arise during the consultation period to assist our volunteers in helping people understand how the Hoe Neighbourhood Plan was created and the steps required to bring the Plan into force. This is also Appendix 14 of the Consultation Statement. (4 pages, 95KB)

Hoe Neighbourhood Forum Flyer
Initial leaflet distributed to homes and businesses in the Hoe Neighbourhood Area in April 2020 (2 pages, 397KB)

Hoe Neighbourhood Plan Business Survey Report
Report on the Forum's survey of local businesses for the Hoe Neighbourhood Plan (2 pages, 406KB)

List of Bodies and Organisations Consulted at Regulation 14 Stage
List of the statutory consultees and other organisations with an interest in the Plymouth Hoe area who were invited to comment on the Hoe Neighbourhood Plan during the Regulation 14 consultation

Plymouth City Council comments on Draft Hoe Neighbourhood Plan
Letter from Plymouth City Council Planning Department providing detailed comments on the June 2023 draft of the Hoe Neighbourhood Plan (16 pages, 211KB)

Plymouth City Council Feedback on Draft Policies
Table summarising Plymouth City Council's feedback on the initial policies proposed for the Hoe Neighbourhood Plan in May 2020 (7 pages, 178KB)

Poster/Flyer for Reg 14 Consultation
Flyer used to advertise the Reg 14 public consultation on the Hoe Neighbourhood Plan (2 pages, 3.3MB)

SEA and HRA Screening Opinion
Plymouth City Council's screening report on whether the policies and recommendations in the draft Hoe Neighbourhood Plan will require a Strategic Environmental Assessment (SEA) and/or a Habitats Regulations Assessment (HRA). The report concludes that neither SEA nor HRA is required for the Hoe Neighbourhood Plan. (71 pages, 5.8MB)

High-Level Results of Reg 14 Consultation Feedback
Presentation of preliminary, high-level statistics about the Reg 14 consultation

Regulation 14 Consultation Report
A detailed report of all feedback received during the Reg 14 consultation by section and policy

HNP Regulation 14 Comments Tracker
A spreadsheet used to identify and track each comment received during the Regulation 14 public consultation on the Hoe Neighbourhood Plan, including Forum Steering Committee discussion notes and whether and how the Plan was changed as a result. (76 pages, 1.4MB)

Regulation 16 Consultation Responses
A list of all responses Received by PCC Planning Department during Reg 16 Public Consultation on the Hoe Neighbourhood Plan

Natural England Reg 16 Consultation Response
Letter dated 10 April 2026 from Natural England providing their response to PCC's Reg 16 consultation

NHS Devon Integrated Care Board (ICB) Reg 16 Consultation Response
Letter dated 2 April 2026 from the NHS Devon Integrated Care Board (ICB) containing their comments regarding the Reg 16 version of the Hoe Neighbourhood Plan

Hoe-Specific Evidence

Barbican Conservation Area Appraisal and Management Plan
Plymouth City Council's 2007 appraisal of the Barbican Conservation Area, identifying risks and opportunities, and providing a framework for decision-making to protect and enhance the Barbican area (58 pages, 7.74MB)

Heritage Audit for Hoe Neighbourhood Plan Area
Audit of heritage assets in 2019 for Hoe Neighbourhood Area, including buildings at risk, buildings of heritage value, monuments and memorials, hidden features, and significant architectural or landscape features (16 pages, 1.15MB)

Local Green Space Audit for the Hoe Neighbourhood Plan
Independent assessment of sites for potential designation as local green spaces to inform the choice of which spaces in the Neighbourhood Plan area to designate as LGSs and identify opportunities for enhancing areas that are special to the local community (68 pages, 5.72MB)

Local Insight England Summary Report
Statistical report on the Hoe Neighbourhood Area showing data on population, employment and unemployment, housing, crime, education, environment, and transport (44 pages, 1.2MB)

Map of the Hoe Conservation Area
Official Ordnance Survey map of the Hoe Conservation Area (1 page, 1.67MB)

Ofsted Report on St Andrews Primary School
Inspection report on St Andrews C of E VA Primary School, October 2022 (7 pages, 153KB)

Plymouth Hoe and Madeira Road County Wildlife Site Management Statement
Assessment of the Hoe waterfront's wildlife status in 2009 and recommendations for its management (5 pages, 461KB)

Plymouth Hoe Design Guide
Design Guide for Plymouth Hoe, which provides guidelines for developers and home owners on how to apply the policies set out in the Hoe Neighbourhood Plan for design, layout, materials and landscape in the preparation of planning applications (137 pages, 126MB)

Site Planning Statement for Plymouth Register Office, The Hoe
PCC's planning statement providing guidance for the redevelopment of the Register Office site and including key planning and design issues (4 pages, 896KB)

Technical Facilitation for Plymouth Local Plan Site PLY27 (Register Office)
Report providing evidence for amending Plymouth City Council's policy PLY27 within the Plymouth and South West Devon Joint Local Plan concerning future development of the former Register Office site (referred to as 'the PLY27 site') to bring it into line with what the local community wants to see on that site (50 pages, 2.1MB)

The Hoe Conservation Area Appraisal and Management Plan 2008
Plymouth City Council's 2008 appraisal of the Hoe Conservation Area, identifying risks and opportunities, and providing a framework for decision-making to protect and enhance the Hoe area (50 pages, 8.65MB)

The Hoe Housing Needs Assessment
A housing needs assessment for the Hoe Neighbourhood Area prepared by AECOM providing recommendations on future housing needs and evidence based on a range of housing trends, issues, and analysis (68 pages, 1.61MB)

The Hoe Park Management Plan (2017-2020)
Plymouth City Council's management plan for the Hoe Park over 2017-2020, which set out aspirations and objectives for the park's ongoing protection, management and continuing development (34 pages, 5.8MB)

The Hoe Park Management Plan (2024-2029)
Plymouth City Council's management plan for the Hoe Park over 2024-2029, which sets out aspirations and objectives for the park's ongoing protection, management and continuing development (29 pages, 13MB)

West Hoe Park Management Plan (2019-2024)
Plymouth City Council's management plan for West Hoe Park over 2019-2024, which sets out aspirations and objectives for the park's ongoing protection, management and continuing development (30 pages, 1.3MB)

Hoe Neighbourhood Forum Constitution
Constitution adopted by the Hoe Neighbourhood Forum in 2016 (6 pages, 84KB)

Hoe Neighbourhood Forum Evidence Base and Policy Development
Final report from AECOM on the evidence required to support the policies proposed in the Hoe Neighbourhood Plan (103 pages, 1.55MB)

HNF Criteria for "Buildings of Negative Impact"
Short description of the criteria used by the Forum's Heritage Working Group to determine which buildings to list as being of negative impact on their surroundings (2 pages, 279KB)

HNF Local Heritage Asset Assessment
A table showing the heritage assets that were assessed for inclusion on the local list of non-designated heritage assets in the Hoe Neighbourhood Area

Independent Examiner's Report on the Hoe Neighbourhood Development Plan
Report by Independent Examiner Deborah McCann, who was appointed by Plymouth City Council to consider whether the Hoe Neighbourhood Plan meets the Basic Conditions and should proceed to public referendum. The report details the laws and regulations that apply to neighbourhood development plans and assesses whether the plan submitted by the Hoe Neighbourhood Forum complies with the requirements.

Evidence Regarding the Former Register Office

Final Report on Viability - Former Register Office
Chartered surveyor's report on the economic viability of the proposed housing on the former Plymouth Register Office site comparing different proportions of affordable housing and market price housing (17 pages, 552KB)

Final Report on Viability - Appendices
Appendices for the chartered surveyor's report on the economic viability of the proposed housing on the former Plymouth Register Office site (50 pages, 8.85MB)

Former Plymouth Register Office RIBA Stage 2 Report
RIBA Stage 2 report on the concept design (Royal Institute of Architects Plan of Work Stage 2) for proposed housing on the Former Plymouth Register Office site (56 pages, 5.4MB)

Former Plymouth Registry Office Feasibility Study
Feasibility study prepared by LHC Design in 2021 for the Hoe Neighbourhood Forum proposing options for affordable housing on the former Plymouth Register Office site, providing evidence for an evolution of JLP Policy PLY 27 that will allow a less dense, more positive contribution to the Hoe Conservation Area (122 pages, 21.3MB)

Former Plymouth Registry Office Heritage Statement
Heritage Statement prepared by LHC Design for the Hoe Neighbourhood Forum on the former Plymouth Register Office in 2021, assessing heritage value of the building itself and its location on the Hoe (40 pages, 10.4MB)

Former Plymouth Registry Office Pre-Application Design Statement
Pre-Application Design Statement prepared by LHC Design in 2021 for the Hoe Neighbourhood Forum proposing options for housing on the Former Plymouth Registry Office site, providing evidence for an evolution of JLP Policy PLY 27 that will allow a less dense, more positive contribution to the Hoe Conservation Area (54 pages, 8.3MB)

Former Plymouth Registry Office Pre-Application Design Statement Appendices
Appendices providing evidence for the proposals in the Pre-Application Design Statement (67 pages, 12.6MB)

Scoping Opinion on Viability – Former Register Office
Initial scoping report prepared by chartered surveyors on the economic viability of proposed housing on the former Plymouth Register Office site as rental properties (14 pages, 512KB)

Scoping Opinion on Viability – Appendices
Appendices for the initial scoping report on the economic viability of proposed housing on the former Plymouth Register Office site as rental properties (20 pages, 2.53MB)

Site Planning Statement – Plymouth Register Office Site, The Hoe
PCC's planning statement that provides guidance for the redevelopment of the former Plymouth Register Office site, including key planning and design issues (4 pages, 896KB)

Tree Constraints Plan for Register Office Site
Detailed plan drawing by Aspect Tree Consultancy identifying the existing trees on the former Plymouth Register Office site (1 page, 1.33MB)

Tree Removal, Retention and Planting Statement
Recommendations from Aspect Tree Consultancy regarding which trees could be removed or replaced on the former Register Office site (4 pages, 364KB)

Tree Survey for Former Register Office Site
Detailed survey by Aspect Tree Consultancy of existing trees on the former Plymouth Register Office site, identifying the species, size, approximate age, and health of each tree (10 pages, 760KB)

Plymouth-Wide Strategies and Evidence

Plymouth and South West Devon Joint Local Plan 2014-2034
Strategic plan for 2014-2034 adopted by Plymouth, West Devon, and South Hams in 2019, which sets out the spatial strategy for growth in the region and specific plans for areas within the region (368 pages, 32MB)

Plymouth and South West Devon JLP Supplementary Planning Document
Supplementary document for the Plymouth and South West Devon Joint Local Plan (JLP), which amplifies and gives guidance on the implementation of JLP policies (308 pages, 8.35MB)

Evidence Base for the Joint Local Plan – Heritage Impact Assessment
PCC report on the impact of the site allocations in the Joint Local Plan on the historic environment of the area, specifically Policy DEV21 (Conserving the Historic Environment) and Policy DEV22 (Development affecting the historic environment), which aim to protect and encourage the enhancement of heritage assets (176 pages, 11.1MB)

Evidence Base for the Joint Local Plan – *Plymouth Open Space Assessment*
Independent report for PCC by Land Use Consultants (LUC) Ltd on the quality, quantity and accessibility of Plymouth's open spaces (127 pages, 10MB)

Evidence Base for the Joint Local Plan – *Plymouth Tree Canopy Cover Assessment*
Independent report for PCC by Treeconomics and Forest Research on tree canopy cover in the Plymouth area, including identifying where there are opportunities to increase tree cover by highlighting areas of low tree canopy cover and available plantable space (55 pages, 2.58MB)

Plymouth and South West Devon Joint Local Plan – Baseline Transport Conditions Report
Overview of transport and travel patterns in the Plymouth and South West Devon JLP area, along with a review of relevant studies into transport issues, bringing together existing information and data on transport conditions, highlighting key issues on transport to, from, or within Plymouth and its urban fringes (114 pages, 3.93MB)

Plymouth and South West Devon Joint Plan Transport Infrastructure Statement
Report setting out the transport infrastructure requirements for the Joint Local Plan area (24 pages, 576KB)

Index of Multiple Deprivation 2019 – Plymouth Summary Analysis
PCC report analysing the data for Plymouth in the 2019 Index of Deprivation, which provides statistics on income, employment, education, health, crime, public services, and environment for every neighbourhood in England (18 pages, 1.8MB)

Joint Local Plan Market Signals Update
Report providing updated market signals (June 2016) for the Strategic Housing Market Assessment, considering house price trends, private rental market, housing market activity and rates of development, overcrowding, homelessness, and those in temporary accommodation (10 pages, 808KB)

Plymouth Biodiversity Network Creation Process 2017
Document explaining the process of creating the Plymouth and South West Devon biodiversity network, which forms part of the evidence base for the Joint Local Plan developed by Plymouth City Council, South Hams District Council and West Devon Borough Council (11 pages, 1.21MB)

Plymouth Climate Emergency Action Plan 2022
PCC's 2022 overview of actions that will be implemented by to tackle the climate emergency (38 pages, 11.6MB)

Plymouth Green Space Strategy 2008-2023
Plymouth Park Services' 2008-2023 plan for protecting and improving the city's green spaces to secure attractive, safe and easily accessible spaces for all to enjoy (59 pages, 3.14MB)

Plymouth Plan for Nature and People 2025-2030
PCC's 5-year strategy to put nature at the heart of the city's growth and development, which sets out a vision for a greener, healthier, and more inclusive Plymouth, where natural spaces are recognised as essential infrastructure (6.7MB)

Combustion-Free Mobility for Plymouth – Post COVID-19
Action plan proposed by the Sustainable Transport Group of Climate Action Plymouth to achieve zero-combustion transport within the city of Plymouth, involving better pedestrian and cycle routes and measures to drastically reduce the number of fossil-fuel vehicles in our city (57 pages, 4.74MB)

Plymouth Hotel and Other Accommodation Supply & Demand Study
PCC 2019 market study of the overall accommodation Plymouth market (hotels, guest houses, etc.) in terms of supply, demand and future developments (72 pages, 3.19MB)

Plymouth Local Transport Plan 2011-26
Plymouth's Third Local Transport Plan (LTP3), which sets out the transport strategy for the city and provides a framework for the Plymouth Transport and Highways Service within the Council to deliver a high-quality transport network enabling the transformation of the city over 15 years of 2011-2026 (104 pages, 20.2MB)

Plymouth Overarching Drainage Study
Study by Pell Frischmann to identify Plymouth open spaces that could be used to supplement existing surface water drainage or provide space for attenuation

Plymouth Overarching Drainage Study – Appendix A
Appendix A of Drainage Study containing relevant maps

Plymouth Overarching Drainage Study – Appendix B
Appendix B of Drainage Study identifying catchment areas

Plymouth Plan 2014-2034
Plymouth City Council's overall plan up to 2034, which sets the direction for the city's economy, transport, housing, and spatial strategy; plans to improve the lives of children and young people and address the issues that lead to child poverty; sets out the aspiration to be a healthy and prosperous city with a rich cultural environment (101 pages, 2.53MB)

Plymouth Plan for Homes 2016-2021 brochure
Brochure summarising PCC's plans to build 5000 new homes over the period 2016-2021, including goals for affordable housing, starter homes, and social rented accommodation (4 pages, 750KB)

Plymouth Plan for Sport brochure
Brochure summarising PCC's strategic plan for the development of sport within Plymouth to encourage collaboration and to guide the work of anyone involved in the planning and delivery of sport in the city (4 pages, 4.67MB)

Plymouth Plan for Trees brochure
Brochure summarising PCC's vision and plans for improving the number, health, and diversity of trees in Plymouth, particularly in areas that have fewer trees (8 pages, 3.73MB)

Plymouth Tree Management Principles 2019-2024
PCC management strategy for the trees within its ownership to ensure they have a positive impact on communities, including pruning and in certain circumstances felling and replanting (274 pages, 274KB)

Plymouth Visitor Plan 2020-2030
Report for PCC by Blue Sail consultants on what needs to happen to develop the Plymouth's visitor economy over the 10-year period from 2020-2030 (16 pages, 411KB)

Plymouth Waterfront Evidence Base
Evidence base for the 2014 Waterfront Topic Paper of the Plymouth Plan (72 pages, 1.94MB)

Plymouth Waterfront Strategic Masterplan – Volume 1: Priority Themes and Opportunities
Waterfront Masterplan by LDA Design for PCC, providing a spatial plan to direct change and investment in a way that brings the greatest benefit to Plymouth and ensuring that the city's built, natural and historic environments and its neighbourhoods and communities are sustainable well into the next century (88 pages, 7.34MB)

Plymouth's Green Infrastructure Delivery Plan
Plan by PCC, Natural England, and other organisations setting out a blueprint for the management of existing spaces, how future spaces will be created, and how they will be linked; identifying projects and interventions that will allow the city to grow sustainably (110 pages, 19MB)

Plymouth's Green Space Strategy Background Report
Report providing background information for *Plymouth's Green Space Strategy*, which sets out the links between the Strategy and other strategies and policies at local, regional, and national level; describes how data for the Strategy has been collected and analysed; and examines what the data says about the state of green space in Plymouth (55 pages, 1.23MB)

Plymouth's Vulnerability to Climate Change – Initial Scoping Study
Report setting out the detail available about the effect of climate change on Plymouth in the 2020s, 2050s and 2080s, taking in to account the city's microclimate and location and considering aspects of business continuity and risk assessment that will assist in addressing the impacts of climate change (53 pages, 553KB)

Strategic Housing Market Assessment Part 1:
The Housing Market Area and Updating the Objectively Assessed Need
Strategic Housing Market Assessment for Plymouth, South Hams, and West Devon that updates of the whole area's housing need, testing alternative scenarios and considering employment issues to determine whether the indicators demonstrate that a market signals uplift is appropriate

Strategic Housing Market Assessment Part 2:
Objectively Assessed Need for Affordable Housing
Strategic Housing Market Assessment (SHMA) that calculates the level of affordable housing need and the size and tenure of all dwellings required within the overall Objectively Assessed Need identified in Part 1 of the SHMA (156 pages, 1.66MB)

The Housing Needs of Physically Disabled People in Plymouth
Report that examines evidence and information (relating to Plymouth) regarding disability to assess disabled housing need (particularly wheelchair accessible specification housing for physically disabled people) and make recommendations about developing a housing delivery programme for wheelchair user housing and other recommendations regarding disabled housing (68 pages, 2.53MB)

Declaration on Climate Emergency
Plymouth City Council's Declaration on Climate Emergency of March 2019 (2 pages, 121KB)

Draft Tall Buildings Strategy
Plymouth's strategy for the development of tall buildings in the city

National Policy and Guidance

National Planning Policy Framework
The National Planning Policy Framework setting out the Government's planning policies for England and how these should be applied, including a framework within which locally prepared plans can provide for sufficient housing and other development in a sustainable manner.

Town and Country Planning Act 1990
The Town and Country Planning Act 1990 sets out the Government's definition of a neighbourhood forum as a "qualifying body", the process for defining a "neighbourhood area" for neighbourhood development planning, and the process for developing a neighbourhood plan.

Planning and Compulsory Purchase Act 2004
The Planning and Compulsory Purchase Act sets out the responsibilities of a local authority to support the neighbourhood planning process.

Localism Act 2011
The Localism Act (Part 6, Chapter 3) established the right of communities to produce a neighbourhood plan defining policies to shape future development in their area

The Neighbourhood Planning (General) Regulations 2012
The Neighbourhood Planning Regulations set out the Government's definition of a neighbourhood forum as a "qualifying body", the process for defining a "neighbourhood area" for neighbourhood development planning, and the process for developing a neighbourhood plan.

Levelling-up and Regeneration Act 2023
The Levelling-up and Regeneration Act (LURA) 2023 affects neighbourhood development plans. Section 98 requires neighbourhood plans to consider any local nature recovery strategies. Section 99 imposes new Basic Conditions requirements.

Future of Mobility: Urban Strategy
Department of Transport strategy that sets out the approach Government will take to seize the opportunities from the changes happening in urban transport, the benefits they want mobility innovation to deliver, and the principles that will help achieve them

Tall Buildings - Historic England Advice Note 4
Historic England Advice Note 4 (HEAN 4) provides advice on planning for tall buildings within the historic environment. It provides guidance for developers on the supporting information to submit with proposals for tall buildings within a historic area, as well as guidance for local authorities in assessing such proposals.

Local Heritage Listing - Historic England Advice Note 7
Historic England Advice Note 7 (HEAN 7) provides advice for communities and local authorities in introducing a local heritage list in their area or making changes to an existing list.

Appendix 4: Glossary

Active travel: Walking or cycling as a means of transport to get to a particular destination, such as work, shops, or social activities

Affordable housing: Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market

Ancient or veteran tree/tree of arboricultural value: A tree that, because of its age, size and condition, is of exceptional biodiversity, cultural, or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Blue infrastructure: Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc.

Change of use: A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".

Community Aspirations: A set of objectives set out within the Hoe Neighbourhood Plan which have a local consensus and will be used to inform decisions on where to put resources to improve aspects of life in the Hoe Neighbourhood Area.

Community Infrastructure Levy (CIL): a fixed, non-negotiable contribution that must be made for a new development. It is chargeable on each net additional square metre of development built and would be set by Plymouth City Council.

Conservation area: an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation on the list maintained by Historic England

Disability: There is no single definition for ‘disability’. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a ‘substantial’ and ‘long-term’ negative effect on their ability to do normal daily activities.

Green infrastructure: A network of multi-functional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities. It refers to trees, lawns, hedgerows, parks, fields, forests, etc.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

High Value Nature Areas: A site that has been designated as important internationally, nationally or locally, including terrestrial and aquatic habitats, irreplaceable habitats, Ancient Semi-Natural Woodland, and JLP Biodiversity Network Core Sites.

Index of Multiple Deprivation (IMD): The official measure of deprivation. The IMD 2025 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.

Listed Building: A building mentioned in statutory lists as being of special architectural or historic interest under the Listed Buildings and Conservation Areas Act. There are different grades of listing to indicate relative interest.

Local connection: For the purposes of allocating affordable homes, housing shall be occupied in accordance with the Plymouth City Council's standard allocation procedures with priority given to applicants who can demonstrate that they have a local connection to the Hoe Neighbourhood Area at the time of occupation.

Local Heritage List: Local lists of heritage assets are usually developed by the local planning authority, often in collaboration with the community. Heritage assets for consideration for the local list may be identified through a neighbourhood plan. Local heritage lists can include buildings; public art; street furniture, such as telephone boxes, benches, drinking fountains and lampposts; other structures such as bridges, viaducts and military structures; parks, gardens, public spaces and designed landscapes; archaeological sites and remains; and maritime heritage and shipwrecks.

Local Green Space: A national designation created in the *National Planning Policy Framework* (paragraphs 105 and 106) to enable local communities to identify and protect vital green areas through a neighbourhood plan. Designated Local Green Spaces must be close to the community they serve, locally significant, demonstrably special, and not extensive. Development within an approved Local Green Space is subject to strict protection consistent with national Green Belt policy.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance.

Local Plan: Local Plans set out a vision and a framework for the future development of an area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change, and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting point for considering whether planning applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.

National Planning Policy Framework (NPPF): The national planning policy document that sets out the Government's planning policies for England and how these are expected to be applied.

Non-designated heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest but that does not meet the criteria for designated heritage assets. These can include those identified by a local planning authority (LPA) or in a neighbourhood plan local heritage list.

Non-strategic policies: Policies contained in a neighbourhood development plan or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Permitted development: Permitted development rights are an automatic grant of planning permission that allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.

***Plymouth and South West Devon Joint Local Plan 2014-2034*:** A Joint Local Plan (JLP) between Plymouth City Council, South Hams District Council and West Devon Borough Council. It sets out where each council wants to see development and what needs to be protected until 2034.

Section 106 agreement: A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.

Scheduled Monument – A nationally important and protected historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport.

Supplementary Planning Documents (SPD): Supplementary Planning Documents may cover a range of issues, both topic and site specific, that may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.

Use Classes Order: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.